Karen Johnson Davidson County
Batch# 820107 DEEDQC
03/11/2022 09:49:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220311-0028383

After Recording Return to:
Brian W. Lackey
Angelique Chenoa Bond
212 Chapel Avenue,
Nashville, TN 37206

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
083 06 0 109.00

QUITCLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (i) }
[this deed is being executed to add spouse to title]

New Owner/ Property Being Conveyed
Brian W. Lackey
Angelique Chenoa Bond
212 Chapel Avenue
Nashville, TN 37206

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 16th day of February 2022, between BRIAN W. LACKEY, also known as Brian Lackey, a now married man joined by his wife ANGELIQUE CHENOA BOND, residing at 212 Chapel Avenue, Nashville, TN 37206, collectively hereinafter referred to as "**Party of the First Part**" and BRIAN W. LACKEY and ANGELIQUE CHENOA BOND, husband and wife as tenants by the entireties, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 53 ON THE PLAN OF BEAUMONT PLACE OF RECORD IN PLAT BOOK 332, PAGE 38, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO BRIAN LACKEY, AN UNMARRIED MAN FROM HUNTER H. MIZE AND CATHERINE H. MIZE, HUSBAND AND WIFE, BY WARRANTY DEED RECORDED 08/27/2018 AS INSTRUMENT NO. 20180827-0084842 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 212 Chapel Avenue, Nashville, TN 37206
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Brian W. Lackey / Brian Lackey
BRIAN W. LACKEY,
also known as Brian Lackey

Angelique Chenoa Bond
ANGELIQUE CHENOA BOND

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 18th day of February, 2022, before me personally appeared **BRIAN W. LACKEY,** also known as Brian Lackey and **ANGELIQUE CHENOA BOND** to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tanya Stafford
NOTARY PUBLIC

My Commission Expires: 2-14-2024

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

Brian W. Lackey / Brian Lackey
BRIAN W. LACKEY,
also known as Brian Lackey

Angelique Chenoa Bond
ANGELIQUE CHENOA BOND

Subscribed and sworn to before me this 18th day of February, 2022.

TANYA STAFFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Tanya Stafford
NOTARY PUBLIC

My Commission Expires: 2-14-2024

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, LEA MILLER, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2/18/2022 (date of document).

Affiant Signature

3/3/2022
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 3rd day of March, 2022.

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2025
Commission number 1396198

Notary's Signature

MY COMMISSION EXPIRES: 04/07/2025

NOTARY'S SEAL