Karen Johnson Davidson County
Batch# 820205 DEEDQC
03/11/2022 10:33:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220311-0028507

UNLS1219177

After Recording Return to:

UNISOURCE
2600 Michelson Drive
Suite 200,Irvine,CA 92612

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

Map & Parcel:
050 02 0A 075.00

QUITCLAIM DEED

[this deed is being executed to update marital status on title]

New Owner/ Property Being Conveyed
Undrea N. Greer
3787 Willow Creek Road
Nashville, TN 37207

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 16 day of September, 2021, between UNDREA N. GREER, a now married woman joined by her spouse CARMEN JONES, residing at 3787 Willow Creek Road, Nashville, TN 37207, collectively hereinafter referred to as **"Party of the First Part"** UNDREA N. GREER, a married woman as her sole and separate property, 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. 75 ON THE PLAN OF FINAL PLAT FOR BELLE ARBOR PUD, PHASE 1 OF RECORD IN PLAT AT INSTRUMENT NO. 20091221-0115842, 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 NOTED IN SPECIAL WARRANTY DEED RECORDED 05/12/2017 AS INSTRUMENT NO. 20170512-0047163, OF DAVIDSON COUNTY, TENNESSEE.

FURTHERMORE SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO UNDREA N. GREER, AN UNMARRIED WOMAN FROM CHARLES RAINES CONSTRUCTION, LLC, BY SPECIAL WARRANTY DEED RECORDED 05/12/2017 IN AS INSTRUMENT NO. 20170512-0047163 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 3787 Willow Creek Road, Nashville, TN 37207
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.

Undrea N. Greer
UNDREA N. GREER

CARMEN JONES

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 16 day of September, 2021, before me personally appeared UNDREA N. GREER and CARMEN JONES 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.

Ella K Butler
NOTARY PUBLIC

My Commission Expires: 07/09/2024

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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 .

Undrea N. Greer
UNDREA N. GREER

CARMEN JONES

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 16 day of September, 2021.

Ella K Butler
NOTARY PUBLIC

My Commission Expires: 07/09/2024

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, Kaylee Roland, 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 _____ (date of document).

Affiant Signature

1/6/2022
Date

State of Texas

County of Collin

Sworn to and subscribed before me this 6 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 6-8-2024

NOTARY'S SEAL

MICHELE HARRIS
Notary Public, State of Texas
Comm. Expires 06-08-2024
Notary ID 12354000