Karen Johnson Davidson County
Batch# 822256 DEEDQC
03/14/2022 03:54:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220314-0029719

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JACQUELYNN ANN LUTHER
2728 NODYNE DRIVE
NASHVILLE, TN 37214

OWNER (SEND TAX BILLS TO):

JACQUELYNN ANN LUTHER
2728 NODYNE DRIVE
NASHVILLE, TN 37214

File # SB-TN-203860

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JACQUELYNN ANN LUTHER, formerly known as JACQUELYNN A. DUNN, an unmarried woman (herein, "Grantor"), whose address is 2728 Nodyne Drive, Nashville, TN 37214, hereby bargains, sells, remises, releases, quit claims and conveys to JACQUELYNN ANN LUTHER, an unmarried woman (herein, "Grantee"), whose address is 2728 Nodyne Drive, Nashville, TN 37214, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2728 Nodyne Drive, Nashville, TN 37214

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 1 day of March, 2022.

[SIGNATURES ON THE FOLLOWING PAGE(S).]

PIN NO: 096 13 0 038.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

CRYSTAL E. BANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

GRANTOR:

Jacquelynn Ann Luther, formerly known as Jacquelynn A Dunn

Jacquelynn Ann Luther, formerly known as
Jacquelynn A. Dunn

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jacquelynn Ann Luther, formerly known as Jacquelynn A. Dunn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of March, 2022.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7-9-2024

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: Jacquelynn Ann Luther
Jacquelynn Ann Luther

Subscribed and sworn to under oath before me, this 1st day of March, 2022 by Jacquelynn Ann Luther.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 7-9-2024

CRYSTAL E. BANKS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 83 ON THE PLAN OF PERRY HEIGHTS, AS OF RECORD IN BOOK 2900, PAGE 18, REGISTER'S OFFICE SAID COUNTY.

SAID LOT NO. 83 FRONTS 68 FEET ON THE NORTHERLY SIDE OF NODYNE DRIVE AND RUNS BACK BETWEEN LINES, 171.8 FEET ON THE WESTERLY LINE AND 193.7 FEET ON THE EASTERLY LINE, WHICH IS A BROKEN LINE, TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 67 FEET THEREON.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20081124-0115268 on November 24, 2008.

PIN NO: 096 13 0 038.00

STREET ADDRESS:

2728 Nodyne Drive, Nashville, TN 37214

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

22-064584 (NM)

Tennessee Certification of Electronic Document

I, Perre Cabell, 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 March 1, 2022 (date of document).

Affiant Signature

March 7, 2022
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 7 day of March, 2022.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

