Karen Johnson Davidson County
Batch# 823546 DEEDQC
03/17/2022 09:57:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220317-0031036

QUITCLAIM DEED

MAIL RECORDED DEED TO:

ANNA SITTER
5671 AMALIE DRIVE
NASHVILLE, TN 37211
FIN#:TN-205218@

OWNER (SEND TAX BILLS TO):

ANNA SITTER
5671 AMALIE DRIVE
NASHVILLE, TN 37211

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, ANNA SITTER, formerly known as ANNA VAUGHAN, a married woman, who acquired title as an unmarried person, joined by her spouse, ROBERT SITTER (herein, "Grantor"), whose address is 5671 Amalie Drive, Nashville, TN 37211, hereby bargains, sells, remises, releases, quit claims and conveys to ANNA SITTER, a married woman (herein, "Grantee"), whose address is 5671 Amalie Drive, Nashville, TN 37211, 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: 5671 Amalie Drive, Nashville, TN 37211

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 24th day of February, 2022.

PIN NO: 161110022.00

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

GRANTOR:

Anna Sitter, formerly known as Anna Vaughan

Anna Sitter, formerly known as Anna Vaughan

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Anna Sitter, formerly known as Anna Vaughan, 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 24th day of February, 2022.

[Affix Notary Seal]

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 6-1-2025

GRANTOR:

Robert Sitter

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Robert Sitter, 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 24th day of February, 2022.

[Affix Notary Seal]

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 6-1-2025

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: Anna Sitter
Anna Sitter

Subscribed and sworn to under oath before me, this 24th day of February, 2022 by Anna Sitter.

[Affix Notary Seal]

BRYANT L GRANTHAM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 6-1-2025

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 331 ON THE PLAN OF HUNTINGTON PARK, SECTION THREE, OF RECORD IN PLAT BOOK 4460, PAGE 68, REGISTERS OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

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 Document No. 20090928-0089699 on September 28, 2009.

PIN NO: 161110022.00

STREET ADDRESS:

5671 Amalie Drive, Nashville, TN 37211

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.

22-066104 (PS)

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 02/24/2022 (date of document).

Affiant Signature

03/09/2022
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 09 day of MARCH, 2022.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 126157
NEISHA L. SCHWARTZ
Commission Expires
Dec. 2, 2022
HANCOCK COUNTY