Karen Johnson Davidson County
Batch# 826612 DEEDQC
03/23/2022 08:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220323-0033082

QUITCLAIM DEED

MAIL RECORDED DEED TO:

PATRICK STEPHEN NAPIER
DURDEN NAPIER
710 FREDA VILLA
MADISON, TN 37115
FILE # FIMH-TN-206249

OWNER (SEND TAX BILLS TO):

PATRICK STEPHEN NAPIER
DURDEN NAPIER
710 FREDA VILLA
MADISON, TN 37115

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, PATRICK STEPHEN NAPIER and DURDEN NAPIER, who acquired title as SARAH DURDEN, husband and wife (herein, "Grantor"), whose address is 710 Freda Villa, Madison, TN 37115, hereby bargains, sells, remises, releases, quit claims and conveys to PATRICK STEPHEN NAPIER and DURDEN NAPIER, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 710 Freda Villa, Madison, TN 37115, 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: 710 Freda Villa, Madison, TN 37115

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 25 day of FEBRUARY, 2022.

PIN NO: 051 10 0 009.00

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

GRANTOR:

PATRICK STEPHEN NAPIER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, PATRICK STEPHEN NAPIER, 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 25th day of February, 2022.

[Affix Notary Seal]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

GRANTOR:

DURDEN NAPIER, who acquired title as SARAH DURDEN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, DURDEN NAPIER, who acquired title as SARAH DURDEN, 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 25th day of February, 2022.

[Affix Notary Seal]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 10.00.

Grantee:

Grantee signature: _____
PATRICK STEPHEN NAPIER

Subscribed and sworn to under oath before me, this 25th day of February, 2022 by PATRICK STEPHEN NAPIER.

[Affix Notary Seal]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Vanessa Cortner
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

Grantee:

Grantee signature: _____
DURDEN NAPIER

Subscribed and sworn to under oath before me, this 25th day of February, 2022 by DURDEN NAPIER.

[Affix Notary Seal]

VANESSA CORTNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Vanessa Cortner
SIGNATURE OF NOTARY PUBLIC
My commission expires: 05-07-2024

EXHIBIT A

[Legal Description]

BEING LOT NO. 37 ON THE PLAN OF OAKLAND ACRES, SECTION IV, OF RECORD IN PLAT BOOK 2133, PAGE 19, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

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, in Instrument #20160513-0047956 on May 13, 2016.

PIN NO: 051 10 0 009.00

STREET ADDRESS:

710 Freda Villa, Madison, TN 37115

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.

Tennessee Certification of Electronic Document

I, Perre Cebell, 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 FEBRUARY 25, 2022 (date of document).

Affiant Signature

FEBRUARY 25, 2022
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 25 day of FEBRUARY, 2022.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

