Karen Johnson Davidson County
Batch# 846991 DEEDQC
04/28/2022 09:03:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220428-0048941

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JAMES F. PURCELL
KIMBERLY STALLINGS LEWIS
2235 MODENA COURT
NASHVILLE, TN 37214

OWNER (SEND TAX BILLS TO):

JAMES F. PURCELL
KIMBERLY STALLINGS LEWIS
2235 MODENA COURT
NASHVILLE, TN 37214

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, JAMES F. PURCELL, a married man, joined by his spouse, KIMBERLY STALLINGS LEWIS (herein, "Grantor"), whose address is 2235 Modena Court, Nashville, TN 37214, hereby bargains, sells, remises, releases, quit claims and conveys to JAMES F. PURCELL and KIMBERLY STALLINGS LEWIS, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 2235 Modena Court, 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: 2235 Modena Court, Nashville, TN 37214

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

WITNESS my hand and seal this 14th day of April, 2022

PIN NO: 084-11-0/01400

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

GRANTOR:

James F. Purcell

STATE OF Tennessee
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, James F. Purcell, 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 14th day of April, 2022

[Affix Notary Seal]

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-7-23

GRANTOR:

Kimberly Stallings Lewis

STATE OF Tennessee
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Kimberly Stallings Lewis, 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 14th day of April, 2022

[Affix Notary Seal]

RHONDA BURGESS HOWSE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-7-23

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is TEN DOLLARS ($10.00).

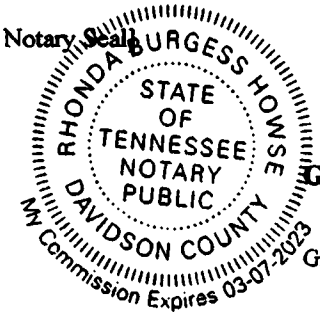
Grantee:

Grantee signature: James F Purcell
James F. Purcell

Subscribed and sworn to under oath before me, this 14th day of April, 2022 by James F. Purcell.

Rhonda Burgess Howse
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-7-23

[Affix Notary Seal]



Grantee:

Grantee signature: Kimberly Stallings Lewis
Kimberly Stallings Lewis

Subscribed and sworn to under oath before me, this 14th day of April, 2022 by Kimberly Stallings Lewis.

Rhonda Burgess Howse
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3-7-23

[Affix Notary Seal]

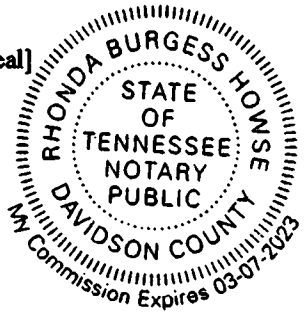


EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE BEING LOT NO. 81 ON THE MAP OF MAPLECREST AS OF RECORD IN BOOK 1835, PAGES 27 AND 28, REGISTER'S OFFICE FOR SAID COUNTY, AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWESTERLY MARGIN OF MODENA COURT AT THE CORNER OF LOT NOS. 81 AND 82, THENCE WITH THE LINE BETWEEN SAID LOTS SOUTHWESTERLY 198 FEET TO A POINT IN THE LINE OF LOT 75; THENCE WITH THE LINE BETWEEN LOTS 75 AND 81, SOUTHEASTERLY 12 FEET TO A POINT AT A CORNER OF LOT 76, AND CONTINUING WITH THE LINE BETWEEN LOTS 76 AND 81, SOUTHEASTERLY 88 FEET TO A CORNER OF LOT 77; THENCE WITH THE LINE BETWEEN LOTS 77 AND 81, SOUTHEASTERLY 140 FEET TO THE CORNER OF LOT 79; THENCE WITH THE LINE BETWEEN 79, 80 AND 81, NORTHEASTERLY 173.4 FEET TO THE SOUTHWESTERLY MARGIN OF MODENA COURT; THENCE WITH THE MARGIN OF THE SAME, NORTHWESTERLY 72,16 FEET TO A CONCRETE MONUMENT AND CONTINUING WITH THE MARGIN OF SAID COURT AROUND A SLIGHT CURVE WESTERLY 17.91 FEET TO ANOTHER MONUMENT AND CONTINUING WITH THE MARGIN OF SAID COURT, NORTHWESTERLY AROUND A SLIGHT CURVE 33.1 FEET TO THE BEGINNING.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE IS THE FOLLOWING DESCRIBED TRACT:

LAND IN DAVIDSON COUNTY, TENNESSEE BEING PART OF LOT 81 ON THE PLAN OF MAPLECREST SUBDIVISION, OF RECORD IN BOOK 1835, PAGES 27 AND 28, REGISTER'S OFFICE DAVIDSON COUNTY, TENNESSEE.

BEING MORE SPECIFICALLY DESCRIBED ACCORDING TO A SURVEY MADE BY JACK R. UNDERWOOD, MAY 20, 1976, AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTHWEST MARGIN OF MODENA COURT AT THE COMMON CORNER OF LOTS 81 AND 82; THENCE WITH THE LINE BETWEEN SAID TWO LOTS SOUTHWESTERLY 195.6 FEET MORE OR LESS; THENCE WESTERLY 100 FEET TO A MONUMENT; THENCE NORTHEASTERLY 198.0 FEET MORE OR LESS TO THE SOUTHWEST MARGIN OF MODENA COURT; THENCE WITH THE SOUTHWEST MARGIN OF SAID COURT 37.24 FEET MORE OR LESS TO THE POINT OF BEGINNING:

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. 20101130-0094977 on November 30, 2010.

22-067881 (HW)

PIN NO: 084-11-0/01400

STREET ADDRESS: 2235 Modena Court, 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.

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 04/14/2022 (date of document).

Affiant Signature

04/14/2022
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 14 day of APRIL, 2022.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

