Karen Johnson Davidson County
Batch# 850177 DEEDQC
05/03/2022 03:42:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220503-0051478

AFTER RECORDING RETURN TO:
Pearl Law Offices, LLC
9391 Olde Eight Road
Northfield, OH 44067
File No. IT220368405

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Map-Parcel No.: 142 09 0E 048.00CO

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 15 day of April, 2022, by and between **Scott M. Faragher, husband and wife and Lua Faragher and Mary M. Faragher, unmarried**, a mailing address of 1249 General George Patton Rd, Nashville, TN 37221, hereinafter referred to as Grantor(s) and **Scott M. Faragher and Lua Faragher, husband and wife, as tenants by the entirety**, a mailing address of 1249 General George Patton Rd, Nashville, TN 37221, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 1249 General George Patton Rd, Nashville, TN 37221

Being the same property conveyed to Scott M. Faragher, husband and wife and Lua Faragher and Mary M. Faragher, unmarried from Patrick A. Griffith and wife, Marcia F. Griffith in a Warranty Deed dated 05/31/2018 and recorded 06/14/2018 under Document Number: 20180614-0057289 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Scott M. Faragher

Lua Faragher

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Scott M. Faragher and Lua Faragher, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 15 day of April, 2022.

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Mary M. Faragher

Mary M. Faragher

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Mary M. Faragher, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville TN, this 15 day of Apr., 2022.

Notary Public
My Commission expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Print Name: Scott M. Faragher Lua Faragher

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 15 day of April, 2022.

Notary Public
My Commission Expires: 09/02/24

ANN STATHOS DONNELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Scott M. Faragher and Lua Faragher
1249 General George Patton Rd
Nashville, TN 37221

Name and address of property owner:

Scott M. Faragher and Lua Faragher
1249 General George Patton Rd
Nashville, TN 37221

EXHIBIT A
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT NO. 1249, TOGETHER WITH THE CARPORT DESIGNATED NO. 1249-C, IN RIVER PLANTATION, SECTION SEVEN, A CONDOMINIUM, A HORIZONTAL PROPERTY REGIME, LOCATED ON SAWYER BROWN ROAD AND GENERAL GEORGE PATTON ROAD, NASHVILLE, DAVIDSON COUNTY, TENNESSEE, AS SHOWN ON THE PLAT OF RIVER PLANTATION, SECTION SEVEN, CONDOMINIUM APARTMENTS, RECORDED IN BOOK 5200, PAGES 705 AND 706, REGISTER'S OFFICE FOR DAVIDSON COUNTY, AND DESCRIBED IN MASTER DEED RECORDED IN BOOK 6226, PAGE 9, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH REFERENCE IS HEREBY MADE.

PARCEL ID NUMBER: 142 09 0E 048.00CO

PROPERTY COMMONLY KNOWN AS: 1249 GENERAL GEORGE PATTON RD, NASHVILLE, TN 37221

Tennessee Certification of Electronic Document

I, JENA BURGESS, 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 April 15, 2022 (date of document).

Jena Burgess
Affiant Signature

April 27, 2022
Date

State of OHIO

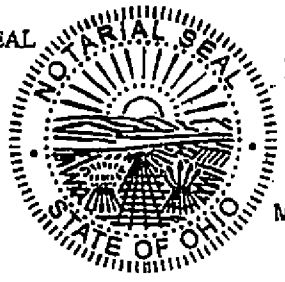
County of LORAIN

Sworn to and subscribed before me this 27th day of April, 2022.

Heidi A. Meehan
Notary's Signature

MY COMMISSION EXPIRES:

NOTARY'S SEAL



HEIDI A. MEEHAN
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 7/22/2024