Karen Johnson Davidson County
Batch# 863011 DEEDQC
05/26/2022 10:36:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220526-0061237

QUITCLAIM DEED

MAIL RECORDED DEED TO:

JEREMY KAUFMAN
ARMOUR SETTLEMENT SERVICES, LLC
10220 S. DOLFIELD RD., SUITE 200
OWINGS MILLS, MD 21117
22-28834

OWNER (SEND TAX BILLS TO):

WALDORF G. COLEMAN
WALDRIAN COLEMAN BOYD
3408 SHAKERTOWN ROAD
NASHVILLE, TN 37013

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, WALDORF G. COLEMAN, unmarried (herein, "Grantor"), whose address is 3408 Shakertown Road, Nashville, TN 37013, hereby bargains, sells, remises, releases, quit claims and conveys to WALDORF G. COLEMAN, an unmarried man, and WALDRIAN COLEMAN BOYD, a married woman, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 3408 Shakertown Road, Nashville, TN 37013, 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: 3408 Shakertown Road, Nashville, TN 37013

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.

[Signature contained on the following page]

PIN NO: 15003043200

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

WITNESS my hand and seal this 6 day of May, 2022.

GRANTOR:

Waldorf G. Coleman

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Waldorf G. Coleman, 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 6 day of May, 2022.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 09/08/2025

KELLY BAER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is Zero.

Grantee:

Grantee signature: _____
Waldorf G. Coleman

Subscribed and sworn to under oath before me, this 6 day of May, 2022 by Waldorf G. Coleman.

[Affix Notary Seal]

KELLY BAER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 09/08/2022

Grantee:

Grantee signature: _____
Waldrian Coleman Boyd

Subscribed and sworn to under oath before me, this 6 day of May, 2022 by Waldrian Coleman Boyd.

[Affix Notary Seal]

KELLY BAER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-8-2025

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 09/08/2025

EXHIBIT A

[Legal Description]

All that certain lot or parcel of land situate in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 478 on the Plan of "The Country", Section 10 of record in Book 6900, Page 394, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

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. 20061017-0128968 on October 17, 2006.

PIN NO: 15003043200

STREET ADDRESS: 3408 Shakertown Road, Nashville, TN 37013

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, Ray Garfinkel, 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 5/6/22 (date of document).

Affiant Signature

5/6/22
Date

State of Maryland

County of Carroll

Sworn to and subscribed before me this 6 day of May, 2022.

Amber Harbaugh
Notary's Signature

AMBER HARBAUGH
NOTARY PUBLIC
CARROLL COUNTY
MARYLAND
My Commission Expires 8-13-2024

MY COMMISSION EXPIRES: 8-13-24

NOTARY'S SEAL