This Instrument Prepared By:
Leila H. Hale, Esq.
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400
Reference No. 498306

Karen Johnson Davidson County
Batch# 866248 DEEDQC
06/02/2022 10:17:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220602-0063608

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Bertha Staggs, et al 4412 Juneau Drive Hermitage, TN 37076	Bertha Staggs, et al 4412 Juneau Drive Hermitage, TN 37076	Map/Parcel: 07507001800

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Greg Dawson, an unmarried man and Bertha Staggs, an unmarried woman by these presents do hereby quitclaim and convey unto the said Bertha Staggs, an unmarried woman and Ronnie Staggs, a married man, as tenants in common, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to change vesting.

This is unimproved (X) property known as 4412 Juneau Drive, Hermitage, TN 37076
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 31st day of DECEMBER, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Greg Dawson

Bertha Staggs

ACKNOWLEDGMENT

STATE OF ALABAMA)

COUNTY OF MORGAN) ss

Personally appeared before me, CLAUDETTE PETERS MOODY, a Notary Public in and for said County and State, Greg Dawson and Bertha Staggs the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at DECATUR, ALABAMA this 31st day of DECEMBER, A.D., 2021.

NOTARY STAMP/SEAL

Claudette Peters Moody
NOTARY PUBLIC
ALABAMA STATE AT LARGE

Claudette Peters Moody
NOTARY PUBLIC

Notary Commission Expires: 9-21-24

CLAUDETTE PETERS MOODY

AFFIDAVIT OF VALUE

STATE OF ALABAMA)

COUNTY OF MORGAN) ss

Claudette Peters Moody
NOTARY PUBLIC
ALABAMA STATE AT LARGE

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - ().

Subscribed and sworn to before me this the 31st day of DECEMBER, 2021.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 9-21-24

CLAUDETTE PETERS MOODY

Claudette Peters Moody
NOTARY PUBLIC
ALABAMA STATE AT LARGE

Witness our hand this 31st day of December, 2021, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Greg Dawson

Bertha Staggs
Bertha Staggs

ACKNOWLEDGMENT

STATE OF Tennessee)
ss
COUNTY OF Davidson)

Personally appeared before me, _____, a Notary Public in and for said County and State, ~~Greg Dawson~~ and Bertha Staggs the within named bargainor, individual(s), 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.

Given under my hand and official seal of office at _____ this 31st day of December, A.D., 2021.

NOTARY STAMP/SEAL
KAMARA BEAL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Kamara Beal
NOTARY PUBLIC
Notary Commission Expires: 4/19/2025

AFFIDAVIT OF VALUE

STATE OF Tennessee)
ss
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - ().

Subscribed and sworn to before me this the 31st day of December, 2021.

(Affix Seal)

Bertha Staggs
Affiant

Kamara Beal
Notary Public

My Commission Expires: 4/19/2025

KAMARA BEAL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Elizabeth Parney, 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 12-31-2020 (date of document).

Affiant Signature

2/11/22
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 11th day of February, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 4-2-23

NOTARY'S SEAL

RACHEL SERACH
Notary ID #130177752
My Commission Expires
April 2, 2023

Exhibit "A"

Real property in the City of **HERMITAGE**, County of **DAVIDSON**, State of **Tennessee**, described as follows:

BEING LOT NO. 44 ON THE PLAN OF TULIP GROVE, SECTION I, A PLAT OF WHICH IS OF RECORD IN BOOK 3700, PAGE 106 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, REFERENCE TO WHICH IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO GREG DAWSON AND BERTHA STAGGS FROM JERRY STEPHEN CAMPBELL, BY DEED DATED JUNE 16, 2021 AND RECORDED OCTOBER 05, 2021 AS INSTRUMENT NO. 20211005-0133526 OF OFFICIAL RECORDS.

Being all of that certain property conveyed to GREG DAWSON AND BERTHA STAGGS from , by deed dated and recorded of official records.

Commonly known as: 4412 JUNEAU DR, HERMITAGE, TN 37076

APN #: **075070018**