After Recording Return to:
Record & Return To:
FNC Title Services, LLC
1300 Piccard Drive, Suite 105
Rockville, MD 20850

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Karen Johnson Davidson County
Batch# 867133 DEEDQC
06/03/2022 02:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220603-0064425

Map & Parcel:
148 02 0 022.00

ABS-72418

QUITCLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (ii)}
[this deed is being executed to add spouse to title]

New Owner/ Property Being Conveyed
Fred O. Connell
Jo Ann Connell
3341 Jansing Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 18th day of May, 2022, between FRED O. CONNELL, *a married man* joined by his spouse JO ANN CONNELL, *(marital status omitted in prior vesting deed referenced herein below)*, residing at 3341 Jansing Drive, Nashville, TN 37211, collectively hereinafter referred to as "**Party of the First Part**" and FRED O. CONNELL and JO ANN CONNELL, husband and wife as tenants by the entireties, collectively hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 49 ON THE PLAN OF LUNA HEIGHTS SUBDIVISION, SECTION II, AS OF RECORD IN BOOK 2900, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 49 BEGINS AT A POINT ON THE NORTHWESTERLY MARGIN OF JANSING DRIVE, ON THE COMMON BOUNDARY OF LOTS 98 AND 49; THENCE NORTHWESTERLY ALONG SAID BOUNDARY 195 FEET TO A CONCRETE MARKER; THENCE SOUTH 32 DEGREES 8' WEST 206 FEET ALONG THE COMMON BOUNDARY OF LOTS 49 AND 50 TO A CONCRETE MARKER; THENCE SOUTHEASTERLY 149 FEET ALONG THE MARGIN OF LUNA DRIVE TO A CONCRETE MARKER; THENCE NORTHEASTERLY AROUND A CURVE 39.3 FEET TO A CONCRETE MARKER; THENCE 201 FEET ALONG JANSING DRIVE TO THE POINT OF BEGINNING

SUBJECT TO RESTRICTIONS OF RECORD IN BOOK 3066, PAGE 234 AND ALSO PLAN OF RECORD IN BOOK 2900, PAGE 85, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

FURTHERMORE, SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO FRED O. CONNELL FROM SANDRA F. CONNELL BY WARRANTY DEED DATED MARCH 31, 1971 AND RECORDED APRIL 5, 1971 AMONG THE LAND RECORDS OF DAVIDSON COUNTY, STATE OF TENNESSEE IN BOOK 4491, PAGE 41 INSTRUMENT NO. B09868.

PROPERTY ADDRESS: 3341 Jansing Drive, Nashville, TN 37211
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

FRED O. CONNELL **JO ANN CONNELL**

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Sept. 8, 2025

STATE OF TENNESSEE } **COUNTY OF** Davidson }

On this 18th day of May, 2022, before me personally appeared **FRED O. CONNELL** and **JO ANN CONNELL** to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC MY COMMISSION EXPIRES:

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

FRED O. CONNELL **JO ANN CONNELL**

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Sept. 8, 2025

Subscribed and sworn to before me this 18th day of May, 2022.

NOTARY PUBLIC MY COMMISSION EXPIRES:
State of TN; County of Davidson

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. 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, Kristen Carlisle, 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 5-18-2022 (date of document).

Affiant Signature

5-31-2022
Date

State of Maryland

County of Carroll

Sworn to and subscribed before me this 31st day of May, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 10/07/2024

NOTARY'S SEAL

