AFTER RECORDING RETURN TO:
BRIANNA APPERT
5924 Woodland Hills Drive
Nashville, TN 37211
File No. R-229951-BSB

Karen Johnson Davidson County
Batch# 909429 DEEDQC
08/29/2022 02:33:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220829-0097353

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 172 02 0 074.00

QUITCLAIM DEED

This Deed is exempt from transfer tax as it is pursuant to a divorce, for no consideration.

THIS DEED made and entered into on this 9 day of August, 2022, by and between **RICHARD APPERT, AN UNMARRIED MAN and BRIANNA APPERT, AN UNMARRIED WOMAN, WHO ACQUIRED TITLE AS HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETY,** residing at 5924 Woodland Hills Drive, Nashville, TN 37211, hereinafter referred to as Grantor(s) and **BRIANNA APPERT, AN UNMARRIED WOMAN,** residing at 5924 Woodland Hills Drive, Nashville, TN 37211, 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: 5924 Woodland Hills Drive, Nashville, TN 37211

Being the same property conveyed to the Grantor(s) in a Deed recorded on 06/28/2021 under Instrument Number: Instrument Number: 20210628-0087217 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.

RICHARD APPERT

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, RICHARD APPERT, 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, this 9 day of August, 2022.

Notary Public

My Commission expires: JUL 09 2024

JOHN P. BARTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

BRIANNA APPERT

STATE OF TENNESSEE
COUNTY OF Hamilton

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, BRIANNA APPERT, 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 TN, this 22nd day of August, 2022.

Notary Public

My Commission expires: 8/1/2025

BRANDON CALLOWAY NOTARY PUBLIC STATE OF TENNESSEE HAMILTON COUNTY

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: Brianna Appert

STATE OF TN BC
COUNTY OF Hamilton

Subscribed and sworn to before me this 22nd day of August, 2022.

Notary Public
My Commission Expires: 8/4/2025

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

BRIANNA APPERT
5924 Woodland Hills Drive
Nashville, TN 37211

Name and address of property owner:

BRIANNA APPERT
5924 Woodland Hills Drive
Nashville, TN 37211

BRANDON CALLOWAY NOTARY PUBLIC STATE OF TENNESSEE HAMILTON COUNTY

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, AND BEING FURTHER DESCRIBED AS FOLLOWS:

BEING LOT NO. 61 ON THE PLAN OF MYRTLEWOOD ESTATES, SECTION IV OF RECORD IN BOOK 6200, PAGE 214, SAID REGISTER'S OFFICE.

SAID LOT NO. 61 FRONTS 114.44 FEET ON THE NORTHWESTERLY SIDE OF WOODLAND HILLS DRIVE AND RUNS BACK 227.48 FEET ON THE SOUTHWESTERLY LINE AND 238.60 FEET ON THE NORTHEASTERLY LINE IN THE REAR WHICH MEASURES 75.75 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO RICHARD APPERT AND BRIANNA APPERT, HUSBAND AND WIFE, AS TENANTS BY THE ENTIRETIES FROM RICHARD APPERT, A MARRIED MAN, JOINED BY HIS SPOUSE, BRIANNA APPERT, BY DEED DATED JUNE 10, 2021, RECORDED ON JUNE 28, 2021 IN INSTRUMENT NO. 20210628-0087217.

PARCEL ID NUMBER: 172 02 0 074.00

PROPERTY COMMONLY KNOWN AS: 5924 WOODLAND HILLS DRIVE, NASHVILLE, TN 37211

Certificate of Authenticity

I, Jenna Stanley, do herby 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 is electronic document is true and exact copy of the original documents executed and authenticated according to law on 8/22/2022.

Jenna Stanley

Affiant Signature

8/24/22

Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 24th day of August, 2022

Notary Signature

My Commission Expires 3/30/24

Notary's Seal

