Karen Johnson Davidson County
Batch# 933431 DEEDQC
10/24/2022 03:23:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20221024-0115447

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee(s) at:	Map & Parcel No.
Carolyn Dale Attorney at Law*, c/o Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024	Attorneys Title Agency 31440 Northwestern Highway, Suite 100, Farmington Hills, MI 48334	Adam Hale and Tia Hale 200D Sunset Drive, Nashville, TN 37207	060-12-0-246.00

QUITCLAIM DEED

FOR ZERO DOLLARS ($0.00), and other good and valuable consideration, given by Adam Hale and Tia Hale, husband and wife, whose address is 200D Sunset Drive, Nashville, TN 37207 ("Grantee(s)"), the receipt and sufficiency all of which is hereby acknowledged, Adam Hale and Tia Sullenger, now known as Tia Hale, husband and wife, whose address is 200D Sunset Drive, Nashville, TN 37207, ("Grantor(s)"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22 ON THE PLAN OF HIGHLAND PARK SUBDIVISION, BLOCK "C" OF RECORD IN PLAT BOOK 974, PAGE 33, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same real estate conveyed to Grantor(s) by instrument recorded on 05/21/2019 at Instrument Number 20190521-0048068 in the Register's Office of Davidson County, Tennessee.

Commonly known as 200D Sunset Drive, Nashville, TN 37207. This address is provided for informational purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

NOTICE: This instrument was prepared by local counsel for Betters Law Firm PLLC ("BLF") at the request of Attorneys Title Agency ("Client") using information provided by Client. Unless BLF has been informed of any reservations required by the grantor, the reservations are not included in this instrument. Any transfer tax calculations provided are estimates and the exemption recommendations are based on the best information that BLF has from the recording jurisdiction regarding exemptions at the time of document preparation. By accepting this instrument, all parties to the transaction release BLF from any liability. BLF has not investigated or verified information provided by Client and BLF does not warrant the validity of the information nor quality of title to the real estate described above. BLF does not represent any of the parties named in this instrument. The parties should seek independent legal counsel for advice concerning the effect and consequences of this instrument. Parties should be aware that on occasion, Client alters instruments after BLF has provided the instrument and without the consent of BLF or its local counsel. BLF is not responsible for any such alteration.

[Signature Page Follows]

ATA File No. TN-22853187-NLS

GRANTOR(S):

Tia Sullenger now known as Tia Hale

Tia Sullenger, now known as Tia Hale

ACKNOWLEDGMENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, CLARISSA BLAKE, notary public, Tia Sullenger, now known as Tia Hale, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22ND day of OCTOBER, 2022.

Notary Public

CLARISSA BLAKE

Notary Public Name (Printed)

My Commission Expires: JAN. 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

GRANTOR(S):

Adam Hale

ACKNOWLEDGMENT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, CLARISSA BLAKE, notary public, Adam Hale, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22ND day of OCTOBER, 2022.

Notary Public

CLARISSA BLAKE

Notary Public Name (Printed)

My Commission Expires: JAN. 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $0.00.

GRANTEE(S):

Adam Hale

Tia Hale

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, CLARISSA BLAKE, notary public, Adam Hale and Tia Hale, husband and wife, the within named Grantee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 22ND day of OCTOBER, 2022.

Notary Public

CLARISSA BLAKE

Notary Public Name (Printed)

My Commission Expires: JAN. 3, 2023

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

(For Recording Data Only)

Tennessee Certification of Electronic Document

I, Carol Varvatos, 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 October 22, 2022 (date of document).

Affiant Signature

October 24, 2022
Date

State of Michigan

County of Oakland

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

Notary's Signature

MY COMMISSION EXPIRES: OCT. 5, 2028

NOTARY'S SEAL

PATRICIA M. WALKER
Notary Public, Wayne County, MI
Acting in OAKLAND County, MI
My Commission Expires: October 05, 2028