Karen Johnson Davidson County
Batch# 983216 DEEDQC
03/21/2023 03:22:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230321-0020525

THIS INSTRUMENT PREPARED BY:
National Signing Solutions, Inc.
18167 U.S. Highway 19 N. Floor 3
Clearwater, FL 33764

QUIT CLAIM DEED

Return To:
Vantage Point Title, Inc.
18167 U.S. Highway 19 N. Floor 3
Clearwater, FL 33764

New Owner(S) Address &
Mail Tax Statements To:
Burnice Winfrey Jr.
4349 Golden Hill Drive
Nashville, TN 37218

Property Tax ID#: 58 10 43.00
File #: TN899813

For and in consideration of TEN and 00/100 Dollars ($10.00) and NO other good or valuable consideration, We, **BURNICE WINFREY, JR. AND KARLA L. WINFREY, BOTH UNMARRIED**, as Grantor, hereby convey all rights, titles and interests that we may have in to **BURNICE WINFREY, JR., AN UNMARRIED MAN,** as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 58 10 43.00

Property Address: 4349 Golden Hill Drive, Nashville, TN 37218

Exempt Pursuant to T.C.A. Code 67-4-409(a4).

Witness our hands this the 10th day of March, 2023

Burnice Winfrey, Jr.

Karla L. Winfrey

STATE OF Tennessee }

COUNTY OF Davidson }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, Burnice Winfrey, Jr. and Karla L. Winfrey, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 10th day of March, 2023.

Notary Public
My Commission expires: 11/05/2025

RITA LARUE-LUCAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

Burnice Winfrey, Jr.

Subscribed and sworn to before me this the 10th day of March, 2023.

Notary
My Commission expires: 11/05/2025

RITA LARUE-LUCAS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 94 on the Amended Final Plat of Enchanted Hills, section 5, Phase I, of record in Book 6900, page 870, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cardinal Investments, Inc. by Deed from Burnice Winfrey, Jr. and Karla L. Winfrey, both unmarried, dated January 23, 1995 and recorded February 13, 1995 in Book 9593, page 943, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, *Darell Near*, do hereby make oath that I am 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 3/10/2023 *(date of document)*.

Affiant Signature

March 21, 2023
Date

State of Florida

County of Pinellas

Sworn to and subscribed before me this 21st day of March 2023, by *Darell Near*.

Rachel Langhout
Notary Signature

My Commission Expires: 8/14/2026

Notary Seal (if on paper)

RACHEL LANGHOUT
Notary Public - State of Florida
Commission # HH 290704
My Comm. Expires Aug 14, 2026
Bonded through National Notary Assn.