Karen Johnson Davidson County
Batch# 1149978 DEEDQC
06/25/2024 08:53:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240625-0047107

# QUITCLAIM DEED

**MAIL RECORDED DEED TO:**

KRISTEN BRITTON
MADISON SETTLEMENT SERVICES – BALTIMORE, LLC
532 BALTIMORE BLVD., SUITE 103
WESTMINSTER, MD 21157

**OWNER (SEND TAX BILLS TO):**

JERMAINE S. MCKISSACK
JACQUELINE MCKISSACK
3817 BOATNER DRIVE
NASHVILLE, TN 37207

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, JERMAINE S. MCKISSACK, a married man, joined by his spouse, JACQUELINE MCKISSACK (herein, "Grantor"), whose address is 3817 Boatner Drive, Nashville, TN 37207, hereby bargains, sells, remises, releases, quit claims and conveys to JERMAINE S. MCKISSACK and JACQUELINE MCKISSACK, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 3817 Boatner Drive, Nashville, TN 37207, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 3817 Boatner Drive, Nashville, TN 37207

***No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.***

WITNESS my hand and seal this 04 day of June, 2024

PIN NO: 059 14 0 203.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

**GRANTOR:**

Jermaine S. McKissack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jermaine S. McKissack, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2024.

[Affix Notary Seal]

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 26, 2025

**GRANTOR:**

Jacqueline McKissack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Jacqueline McKissack, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 7th day of June, 2024.

[Affix Notary Seal]

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: July 26, 2025.

**OATH OF CONSIDERATION**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is 10.00.

**Grantee:**

Grantee signature: _____
Jermaine S. McKissack

Subscribed and sworn to under oath before me, this 7th day of June, 2024 by Jermaine S. McKissack.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: July 26, 2025

[Affix Notary Seal]

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

**Grantee:**

Grantee signature: _____
Jacqueline McKissack

Subscribed and sworn to under oath before me, this 7th day of June, 2024 by Jacqueline McKissack.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: July 26, 2025

[Affix Notary Seal]

DENISE DELOZIER
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

## EXHIBIT A

[Legal Description]

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 7, on the Plan of Haynes Manor, Section 1, of record in Book 3600, Page 85, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same premises conveyed to Jermaine S. McKissack by Deed from Lamont Jordan, dated July 31, 2009 and recorded August 24, 2009 in Instrument No. 20090824-0079607, Register's Office for Davidson County, Tennessee.

For informational purposes only; parcel ID is 059 14 0 203.00

Commonly Known As: 3817 Boatner Drive, Nashville, TN 37207

**SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:**

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument #20090824-0079607 on August 24, 2009.

**PIN NO:** 059 14 0 203.00

**STREET ADDRESS:**

3817 Boatner Drive, Nashville, TN 37207

*The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.*

24-092661 (LB)

**Tennessee Certification of Electronic Document**

I, David R. Breschi, 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 06/07/24 (date of document).

D R Breschi

Affiant Signature

06/07/24

Date

State of Pennsylvania

County of York

Sworn to and subscribed before me this 7 day of June, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 06/06/27

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Jazminn Allshouse, Notary Public
York County
My commission expires June 6, 2027
Commission number 1431412
Member, Pennsylvania Association of Notaries