Davidson County DEEDQC
Recvd: 07/18/16 12:14 4 pgs
Fees:22.00 Taxes:0.00
20160718-0073480

PREPARED BY: and Return to:
Resource Real Estate Services, LLC
300 Red Brook Blvd. Suite 300
Owings Mills, MD 21117
File # MF-16-7195

Quit Claim Deed

GRANTEE ADDRESS:	SEND TAX BILLS TO:	PARCEL ID#:
Danna L. O'Neall	Danna L. O'Neall	096-11-0-015.00
3142 Crosswood Dr.,	3142 Crosswood Dr.,	
Nashville, TN 37214	Nashville, TN 37214	

THIS DEED made this 11th day of July, 2016 by and between Danna L. O'Neall , party of the first part, Grantor and Danna L. O'Neall and Tracy D. Collins, her partner, party of the second part, Grantees.

WITNESSETH, that in consideration of the sum of Zero Dollars and No Cents ($0.00), the actual consideration paid or to be paid, . receipt of which are hereby acknowledged, the said parties of the first part do grant and convey to the said Danna L. O'Neall and Tracy D. Collins , her partner, in fee simple, all that lot of ground situate in Davidson County, Tennessee, and described as follows, that is to say:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 532 ON THE PLAN OF CLOVERHILL, SECTION 8 OF RECORD IN PLAT BOOK 2331, PAGES 10 AND 11, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 532 FRONTS 90 FEET ON THE NORTHWESTERLY MARGIN OF CROSSWOOD DRIVE AND EXTENDS BACK 305.3 FEET ON THE NORTHEASTERLY LINE AND 299.8 FEET ON THE SOUTHWESTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 34 FEET THEREON.

The improvements thereon being commonly known as 3142 Crosswood Drive, Nashville, TN 37214.

Being the same lot or parcel of ground which by Deed dated July 26, 2002 and recorded August 5, 2002 among the Land Records of Davidson County, State of Tennessee, in Instrument: 20020805-0093220, was granted and conveyed/assigned by and between Danna L. O'Neall, an unmarried person, and Tracy D. Collins, an unmarried person, as tenants in common with joint right of survivorship, unto Danna L O'Neall an unmarried person.

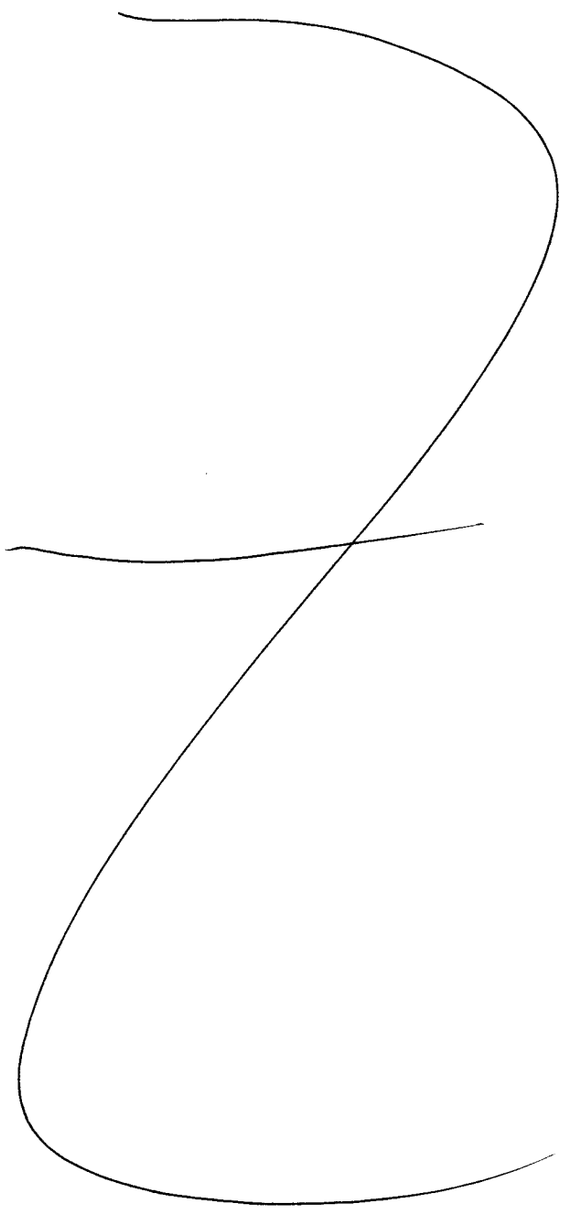
Being the same lot or parcel of ground which by Deed dated January 6, 2000 and recorded January 10, 2000 among the Land Records of Davidson County, State of Tennessee, in Instrument: 20000110-0002896, was granted and conveyed/assigned by and between Danna L. O'Neall, unmarried To: Marsha Hird, Trustee, unto Danna L. O'Neall, unmarried and Tracy D. Collins, unmarried, as tenants in common with right of survivorship.

Being the same lot or parcel of ground which by Deed dated January 31, 1997 and recorded February 3, 1997 among the Land Records of Davidson County, State of Tennessee, in Book: 10337, Page: 259, was granted and conveyed/assigned by and between Philip A. Rector and spouse, Jennifer A. Rector, unto Danna L. O'Neall, unmarried.

The Grantees hereby certify, under penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied real property and that the residence will be occupied by us.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

AND_ the said party of the first part hereby covenants that he/she has not done or suffered to be done any act, matter or thing whatsoever, to encumber the property hereby conveyed; that he/she will warrant generally the property hereby granted; and that he/she will execute such further assurances of the same as may be requisite.



WITNESS the hand(s) and seal(s) of Grantor and Grantee.

TEST:

_____ Danna L. O'Neall (Seal)
Danna L. O'Neall, Grantor

OATH OF VALUE

STATE OF TN

COUNTY OF Davidson

I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ Ø

SWORN AND SUBSCRIBED BEFORE ME THIS 11th day of July, 2016.

Danna L. O'Neall
Danna L. O'Neall, Affiant

STATE OF TENNESSEE, CITY/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this 11th day of July, 2016, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Danna L. O'Neall , known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged the foregoing Deed to be her act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Malcolm H. Butler
Notary Public

My Commission expires: 1-11-2017

MALCOLM H. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE, CITY/COUNTY OF Davidson, to wit:

I HEREBY CERTIFY that on this 11th day of July, 2016, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Danna L. O'Neall known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Malcolm H. Butler
Notary Public

My Commission expires: 1-11-2017

MALCOLM H. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

True Copy Certification

I, Millard S. Rubenstein, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Maryland

County of Baltimore

Personally appeared before me, Jeremy Kaufman, a notary public for this county and state, Millard S. Rubenstein who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 04-08-2017

Notary' Seal (if on paper)

JEREMY KAUFMAN
NOTARY PUBLIC
BALTIMORE CITY, MD.