Davidson County DEEDQC
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20170222-0017602

Commitment Number: 415860

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This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Michael Albert Pardi and **Mark Bailey**, 2990 McGavock Pike, Nashville, Tennessee 37214

EXEMPT: Transfer for no consideration Sec. 67-4-409(a)(4)

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
073 16 0 063.01

QUITCLAIM DEED

Michael Albert Pardi, and **Mark Bailey,** who both took title as unmarried but now are married to each other, hereinafter grantors, of **Davidson County, Tennessee,** for $0.00 and the correction of the public record as to their marital status as consideration paid, grant and quitclaim to **Michael Albert Pardi** and **Mark Bailey,** a married couple, as tenants by the entireties, hereinafter grantees, whose tax mailing address is **2990 McGavock Pike, Nashville, Tennessee 37214,** with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

All that certain parcel of land situate in the City of Nashville, County of Davidson and State of Tennessee bounded and described as follows: Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot "O" on the unrecorded map of Sunset View Subdivision, and a tract of land lying immediately northeast of said Lot, described together according to a survey made by Turner Engineering Co., Inc., Consulting Engineers, February 4, 1964, as follows: Beginning at an iron pin on the northeasterly margin of McGavock Pike 124.56 feet southeasterly from the southwest corner of Lot No. 1 on said

Subdivision conveyed to City of Nashville, by deed from Andrew J. Moore, of record in Book 2594, page 58, Register's Office for said County; thence with the northeasterly margin of said Pike around a curve having a radius of 1659.65 feet in a southeasterly direction 202.04 feet to an iron pin; thence north 57 deg. 07 east 380.95 feet, more or less, to the Cumberland River; thence with the left bank of said River northwestwardly 205 feet, more or less; thence south 57 deg. 07 west 307.13 feet, more or less, to the beginning. Being the same property as transferred by deed dated 02/05/2013, recorded 02/11/2013, from Kinji Tanaka, a married person, to Michael Albert Pardi, an unmarried man and Mark Bailey, an unmarried man, tenants in common with right of survivorship, recorded as Instrument #: 20130211-0013839.
Property Address is: 2990 McGavock Pike, Nashville, Tennessee 37214

The real property described above is conveye d subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easem ents, covenants, conditions and restri ctions of record; A ll legal highways; Zoni ng, building and other laws, ordinances and regulations; R eal estate taxes and assessm ents not yet due and payable; Rights of tenants in possession.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a deed recorded as **No. 20130211-0013839** in the Register's Office of Davidson County, Tennessee.

Parcel ID: 073 16 0 063.01

Executed by the undersigned on February 20th, 2017:

Michael Albert Pardi

Mark Bailey

STATE OF Tennessee
COUNTY OF Davidson

The foregoing instrum ent was acknow ledged before m e on Feb. 20, 2017 by **Michael Albert Pardi** and **Mark Bailey** who are personally known to me or have produced TN. Driv. License as identification, and fur thermore, the aforem entioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

CAROL DIGIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-2-2018

Notary Public

I, ASHLEY PIKE, 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.

Ashley Pike
ASHLEY PIKE

State of Texas

County of Collin

Personally appeared before me, Cheryl A Ramold, a notary republic for this county and state, ASHLEY PIKE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Cheryl A Ramold
Cheryl A Ramold

MY COMMISSION EXPIRES: 12/10/18

Notary's Seal (If on paper)

