AFTER RECORDING RETURN TO:
GODEEDS, INC.
ATTN: LEGALZOOM DEPT.
8940 MAIN STREET
CLARENCE, NY 14031
File No. 519437258-45592796

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 119-14-0-092

Bill Garrett Davidson County
Batch# 47506 DEEDQC
01/16/2018 10:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180116-0004303

QUIT CLAIM DEED

THIS DEED made and entered into on this 17th day of January, 2017, by and between **LARRY B. MCANALLY, A MARRIED MAN, WHO TOOK TITLE AS A SINGLE MAN**, a mailing address of 3007 DOBBS AVENUE, NASHVILLE, TN 37211, hereinafter referred to as Grantor(s) and **SHARON N. MCANALLY, A MARRIED WOMAN**, a mailing address of 3007 DOBBS AVENUE, NASHVILLE, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 16, BLOCK "A" ON THE PLAN OF WOODBINE COURTS, PART ONE, OF RECORD IN BOOK 1130, PAGE 39, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 16 FRONTS 75 FEET ON THE WESTERLY MARGIN OF DOBBS AVENUE AND EXTENDS BACK BETWEEN PARALLEL LINE 150 FEET TO A DEAD LINE IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO JOHN R. COPELAND AND WIFE, SELMA M. COPELAND BY DEED FROM CECIL BAILEY AND WIFE, MILDRED WILLIAMS BAILEY OF RECORD IN BOOK 3965, PAGE 47, SAID REGISTER'S OFFICE. THE SAID JOHN R. COPELAND HAS SINCE DIED VESTING PROPERTY IN SELMA M. COPELAND.

THE PROPERTY HEREIN CONVEYED IS SUBJECT TO RESTRICTIVE COVENANTS OF RECORD IN BOOK 1163, PAGE 441 AND TO THE MATTERS SET FORTH IN THE ABOVE REFERENCED PLAN OF RECORD.

Also known as: 3007 DOBBS AVENUE, NASHVILLE, TN 37211

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Being the same property conveyed to LARRY B. MCANALLY FROM SELMA M. COPELAND, A WIDOW in a prior Deed recorded under BOOK 6184, PAGE 719, recorded on 11/30/1983 in DAVIDSON County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 119-14-0-092

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Larry B. McAnally
LARRY B. MCANALLY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, LARRY B. MCANALLY, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 15th day of January, 2017.

Tabitha Pitts
Notary Public
My Commission expires: July 8, 2017

TABITHA PITTS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Tabitha Pitts
TABITHA PITTS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, LARRY B. MCANALLY, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 15th day of January, 2017.

Notary Public
My Commission expires: July 8 2017

VALUATION AFFIDAVIT

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

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 15 day of January, 2017.

Notary Public
My Commission Expires: July 8, 2017

Name and address for person(s) responsible for taxes:

SHARON N. MCANALLY
3007 DOBBS AVENUE
NASHVILLE, TN 37211

Name and address of property owner:

SHARON N. MCANALLY
3007 DOBBS AVENUE
NASHVILLE, TN 37211

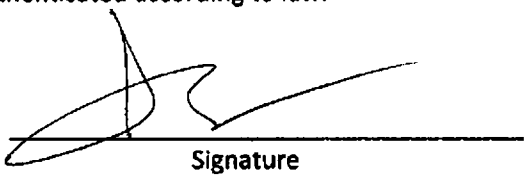
STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 15 day of January, 2017.

Notary Public
My Commission Expires: July 8, 2017

TRUE COPY CERTIFICATION

I, Frank Dec, do hereby make oath that I am a licensed attorney and/or 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 NEW YORK

COUNTY OF ERIE

Personally appeared before me, JIM ROALDI, a notary public for this country and state, FRANK DEC, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.



Notary Public's Signature

My Commission Expires 6/6/21

Notary's Seal

JAMES ROALDI
Notary Public, State of New York
Qualified in Erie County
Commission Expires June 06, 2021