Bill Garrett Davidson County
Batch# 47509 DEEDQC
01/16/2018 10:41:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180116-0004323

QUITCLAIM DEED

171195STN/AS

MAIL RECORDED DEED TO:

CALEB ADREANI
RAVENSWOOD TITLE COMPANY, LLC
319 W. ONTARIO STREET
SUITE 200
CHICAGO, IL 60654

OWNER (SEND TAX BILLS TO):

JOHN J. HARVEY III
DAVID MICHAEL MCGRATH
2740 ROSEDALE PL.
NASHVILLE, TN 37211

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, DAVID MICHAEL MCGRATH, also known as DAVID MCGRATH, an unmarried man (herein, "Grantor"), whose address is 12 North Point Dr., Colts Neck, NJ 07722, hereby bargains, sells, remises, releases, quit claims and conveys to JOHN J. HARVEY III, an unmarried man, whose address is 2740 Rosedale Pl., Nashville, TN 37211 and DAVID MICHAEL MCGRATH, an unmarried man, whose address is 12 North Point Dr., Colts Neck, NJ 07722, as joint tenants with right of survivorship (herein, "Grantee"), 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: 2740 Rosedale Pl., Nashville, TN 37211

TO HAVE AND TO HOLD said real estate, with all and singular the hereditaments and appurtenances of and to the same belonging or in anywise appertaining to the said Grantee and the said Grantee's heirs, successors and assigns, forever.

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.

PIN NO: 118-03-0-136

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

WITNESS my hand and seal this 28 day of December, 2017.

GRANTOR:

DAVID MICHAEL MCGRATH, also known as DAVID MCGRATH

STATE OF New Jersey
COUNTY OF Monmouth

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, DAVID MICHAEL MCGRATH, also known as DAVID MCGRATH, 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 28 day of December, 2017.

[Affix Notary Seal]

ARCHIE G CASTLE
Notary Public – State of New Jersey
My Commission Expires Sep 14, 2022

SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-14-22

OATH OF CONSIDERATION

STATE OF New Jersey
COUNTY OF Monmouth

The actual consideration for this transfer is $0.00.

Grantee:

Grantee signature: _____
JOHN J. HARVEY III

Subscribed and sworn to under oath before me, this 28 day of December 2017 by JOHN J. HARVEY III.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-14-22

[Affix Notary Seal]

ARCHIE G CASTLE
Notary Public – State of New Jersey
My Commission Expires Sep 14, 2022

Grantee:

Grantee signature: _____
DAVID MICHAEL MCGRATH

Subscribed and sworn to under oath before me, this 28 day of December, 2017 by DAVID MICHAEL MCGRATH.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 9-14-22

[Affix Notary Seal]

ARCHIE G CASTLE
Notary Public – State of New Jersey
My Commission Expires Sep 14, 2022

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 37 ON THE PLAN OF PHASE TWO, ROSEDALE PLACE OF RECORD IN PLAT BOOK 11190, PAGE 18, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PREMISES CONVEYED BY DEED RECORDED IN DAVIDSON COUNTY AS DOCUMENT NUMBER 20150720-0070718.

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, as Instrument No. 20150720-0070718 on July 20, 2015.

PIN NO: 118-03-0-136

STREET ADDRESS:

2740 Rosedale Pl., Nashville, TN 37211

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.

17-002210 (DS)

True Copy Certification

I, Isaac Loomer , do hereby make an 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.

Isaac Loomer / Recording Team Lead

STATE OF IL
COUNTY OF Cook

Personally appeared before me, Joan Lowery, a notary public for this county and state, Isaac Loomer who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 12/3/2018