Bill Garrett Davidson County
Batch# 75425 DEEDQC
04/02/2018 01:11:58 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180402-0030380

PREPARED BY:
Resource Real Estate Services, LLC
300 Red Brook Blvd. Suite 300
Owings Mills, MD 21117

RETURN TO:
Resource Real Estate Services, LLC
300 Red Brook Blvd. Suite 300
Owings Mills, MD 21117
(410) 654-5550
FILE #MF-16-7195

QUIT CLAIM DEED

GRANTEE ADDRESS:
Danna L. O'Neall and Tracy D. Collins
3142 Crosswood Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Danna L. O'Neall and Tracy D. Collins
3142 Crosswood Drive
Nashville, TN 37214

PARCEL ID#:
096 110 015.00

THIS DEED made this 30 day of MARCH, 2018, by and between Danna L. O'Neall and Tracy D. Collins, her partner , parties of the first part, Grantors and Danna L. O'Neall and Tracy D. Collins, as Joint Tenants with Right of Survivorship, 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, and other good and valuable considerations, 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 , as Joint Tenants with Right of Survivorship, 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.

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

ATTEST:

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

(Seal)
Tracy D. Collins, Grantor

OATH OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $90.00.

SWORN AND SUBSCRIBED BEFORE ME THIS 30th DAY OF March, 2018.

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

Tracy D. Collins, Affiant

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

I HEREBY CERTIFY that on this 30th day of March, 2018, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Danna L. O'Neall and Tracy D. Collins, 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 hertheir act, and in my presence signed and sealed the same.

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

Notary Public

My Commission expires: 5/8/18

JANA D. LAFAVER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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

I HEREBY CERTIFY that on this 30th day of March, 2018, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Danna L. O'Neall and Tracy D. Collins 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.

Dana D Lafaver
Notary Public

My Commission expires: 5/8/18

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