Bill Garrett Davidson County
Batch# 83440 DEEDQC
04/20/2018 03:11:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180420-0037604

KAYTLYN N. DODSON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

STATE OF TENNESSEE }
COUNTY OF Cheatham }

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $ -0-

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 20th DAY OF April, 2018

NOTARY PUBLIC

My Commission expires: 1-10-21

Prepared by:
L. Broner McCoy
Attorney at Law
102 N. Main
Ashland City, TN 37015
File No. 18030062

Address of New Owner	Send Tax Bills To:	Tax Information:
Patricia Diaz	Same	Map/Parcel
4510 Glendale Place		**131-07-0-091.00**
Nashville, TN 37215		

QUITCLAIM DEED

THIS QUITCLAIM DEED is made this 20th day of April, 2018, for and in consideration of the sum of Ten and No/100 Dollars, ($10.00), cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, **Michael Justin McCaig,** Grantor(s), have/has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Patricia Diaz,** Grantee(s) her heirs, successors, and assigns, his entire right, title, and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit: Being Lot No. 9 on the Map of Lone Oak Heights, as of record in Book 1424, Page 2, Register's Office for said County, described as follows:

Beginning at a point in the northerly margin of Lone Oak Circle, the common corner of Lots Nos. 9 and 27, thence westerly along the margin of said Circle, 160 feet to the beginning of a curve; thence around said curve, northwesterly, 41.8 feet to a point in the easterly margin of Glendale Place; thence with the margin of the same, northerly 177.4 feet to the corner of Lots Nos. 9 and 10; thence easterly along the line between said lots, 170 feet to the corner of Lots 9, 10 and 27; thence with the line between Lots 9 and 27, southerly 180 feet to the beginning.

Being the same property conveyed to Michael Justin McCaig, unmarried and Patricia Diaz, unmarried, as joint tenants with rights of survivorship, by Warranty Deed from Ralph R. Bryant, a widower, dated 05/27/2008 and recorded on 05/29/2008 in Instrument No. 20080529-0054612, Register's Office for Davidson County, Tennessee.

This is improved property generally located:
4510 Glendale Place, Nashville, TN 37215

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT THE BENEFIT OF SURVEY.

THIS QUIT-CLAIM DEED IS PREPARED WITHOUT TITLE EXAMINATIONS.

IN WITNESS WHEREOF, **Michael Justin McCaig** has caused this instrument to be executed, this the 20th day of April, 2018.

Michael Justin McCaig
Michael Justin McCaig

STATE OF Tennessee
COUNTY OF Cheatham

Before me, the undersigned, a Notary Public in and for said State and County, personally appeared, **Michael Justin McCaig** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the within instrument for the purposes therein contained.

This the 20th day of April, 2018.

My commission Expires: 1·10·21

NOTARY PUBLIC

KAYTLYN N. DODSON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY

True Copy Certification

As required under T.C.A §66-24-101(d) et seq.

I, L. Broner McCoy, 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 Tennessee

County of Cheatham

Personally appeared before me, Kaytlyn Dodson, a notary public for this county and state, **L. Broner McCoy**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

This the 20th day of April, 2018.

Notary's Signature

My Commission Expires: 1.10.21

KAYTLYN N. DODSON
STATE OF TENNESSEE
NOTARY PUBLIC
CHEATHAM COUNTY