AFTER RECORDING RETURN TO:
GODEEDS, INC.
ATTN: LEGALZOOM DEPT.
8940 MAIN STREET
CLARENCE, NY 14031
File No. 526438645-52716088 V

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

Tax ID No.: 091-15-0-311

Bill Garrett Davidson County
Batch# 83754 DEEDQC
04/23/2018 01:03:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180423-0038069

QUIT CLAIM DEED

THIS DEED made and entered into on this 18 day of Apr. 1, 20 18, by and between **ROSELLE STARK, AN UNMARRIED WOMAN**, a mailing address of 9659 MANASSAS DRIVE #403, MANASSAS PARK, VA 20111, hereinafter referred to as Grantor(s) and **NANCY MCGRATH, A MARRIED WOMAN**, a mailing address of 4804 DAKOTA AVENUE, NASHVILLE, TN 37209, 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. 705 OF BLOCK 32, ON THE MAP OF CHARLOTTE PARK COMPANY'S FIRST ADDITION, AS OF RECORD IN BOOK 57, PAGE 103, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 705 FRONTS 50 FEET ON THE NORTH SIDE OF DAKOTA AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

Also known as: 4804 DAKOTA AVENUE, NASHVILLE, TN 37209

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

Being the same property conveyed to ROSELLE STARK FROM LINDA DELIGNE AND JAMES LEO BAKER in a prior Deed recorded under DOCUMENT NO. 20040416-0042849, recorded on 04/16/2004 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.: 091-15-0-311

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

ROSELLE STARK

STATE OF Missouri
COUNTY OF Franklin

Personally appeared before me, the undersigned notary public of the aforesaid County and State, ROSELLE STARK, 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 18 day of Apr. 1, 2018.

Notary Public
My Commission expires: Jan. 10, 2020

KARI MARIE LACKEY
Notary Public-Notary Seal
STATE OF MISSOURI
Franklin County
My Commission Expires: Jan. 10, 2020
Commission # 16768680

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 Nancy McGrath

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to before me this 18TH day of APRIL, 2018.

Notary Public
My Commission Expires: MARCH 8, 2022

ALISHIA V. MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 8, 2022

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

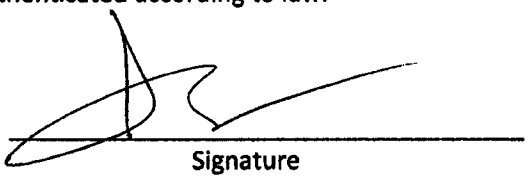
NANCY MCGRATH
4804 DAKOTA AVENUE
NASHVILLE, TN 37209

Name and address of property owner:

NANCY MCGRATH
4804 DAKOTA AVENUE
NASHVILLE, TN 37209

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