Bill Garrett Davidson County
Batch# 95696 DEEDQC
05/23/2018 09:56:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180523-0049271

QUITCLAIM DEED

File#: CF-TN-71205

MAIL RECORDED DEED TO:

JAMES E. DALY
474 EWING DRIVE
NASHVILLE, TN 37207

OWNER (SEND TAX BILLS TO):

JAMES E. DALY
474 EWING DRIVE
NASHVILLE, TN 37207

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, BETTY C. DALY, who acquired title as BETTY CATHERINE SANDERS DALY, a widow (herein, "Grantor"), whose address is 474 Ewing Drive, Nashville, TN 37207, hereby bargains, sells, remises, releases, quit claims and conveys to JAMES E. DALY, a widower (herein, "Grantee"), whose address is 474 Ewing Drive, Nashville, TN 37207, 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: 474 Ewing Drive, Nashville, TN 37207

WITNESS my hand and seal this 10 day of May, 2018.

PIN NO: 060 01 0 019.00

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

GRANTOR:

X Betty C Daly

BETTY C. DALY who acquired title as
BETTY CATHERINE SANDERS DALY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, BETTY C. DALY, who acquired title as BETTY CATHERINE SANDERS DALY, 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 10 day of May, 2018.

[Affix Notary Seal]

Claudia Boyett

SIGNATURE OF NOTARY PUBLIC
My commission expires: 1-4-2021

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is ~~$0~~ $10.00.

Grantee:

Grantee signature: x James E. Daly
JAMES E. DALY

Subscribed and sworn to under oath before me, this 10 day of May, 2018 by JAMES E. DALY.

[Affix Notary Seal]

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-4-2021

Claudia Boyett
SIGNATURE OF NOTARY PUBLIC
My commission expires: 1-4-2021

EXHIBIT A

[Legal Description]

BEING LOT NUMBER 47, ON THE PLAN OF ALDRICH HEIGHTS, SECTION II, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 2133, PAGE 128, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION, AND IS ALSO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE SOUTH MARGIN OF EWING LANE, AT THE CORNER OF LOTS 47 AND 48 ON SAID PLAN; THENCE WITH THE LINE BETWEEN SAID LOTS, SOUTHEASTWARDLY 225.71 FEET TO A POINT; THENCE S 77° 18' W, 195 FEET TO A POINT IN THE EAST MARGIN OF ALDRICH LANE, THENCE WITH THE MARGIN OF THE SAME, NORTHWESTWARDLY 192 FEET TO A POINT, THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE, NORTHEASTWARDLY 30.80 FEET TO A POINT IN THE SOUTH MARGIN OF EWING LANE; THENCE WITH THE MARGIN OF THE SAME, EASTWARDLY 147.18 FEET TO THE BEGINNING.

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 Document No. 20030708-0094179, on July 8, 2003.

PIN NO: 060 01 0 019.00

STREET ADDRESS:

474 EWING DRIVE, NASHVILLE, TN 37207

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.

18-007001 (CM)

True Copy Certification

I, Perre M. Cabell, 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 Mississippi

County of Hancock

Personally appeared before me, Ken L Amacker, a notary public for this county and state, Perre M. Cabell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires. 6/15/21

Notary' Seal (if on paper)

