Bill Garrett Davidson County
Batch# 128917 DEEDQC
08/14/2018 01:40:30 PM 6 pgs
Fees: $33.00 Taxes: $245.34
20180814-0080309

THIS INSTRUMENT PREPARED BY:
Phillip G. Hord III, 017760
Phillip G. Hord III, Attorney at Law
6509 Brantford Ct.
Plano, TX 75093

WHEN RECORDED RETURN TO:
Ronald Bruce Deal, Jr.
762 Goodpasture Terrace
Nashville, TN 37221

SEND TAX BILLS TO:
Ronald Bruce Deal, Jr.
762 Goodpasture Terrace
Nashville, TN 37221

NEW OWNER'S MAILING ADDRESS:
Ronald Bruce Deal, Jr.
762 Goodpasture Terrace
Nashville, TN 37221

MAP-PARCEL NUMBER(S): 156 02 0 160.00

64609817-645100

QUITCLAIM DEED

340588076

THIS INDENTURE, made and entered in to this 7 day of August 2018, by and between **Ronald Bruce Deal, Jr. and wife, Karen K. Deal**, hereinafter referred to as "Grantor", and **Ronald Bruce Deal, Jr., a married man**, hereinafter referred to as "Grantee".

WITNESSETH: that, for and in consideration of **Sixty-Six Thousand Three Hundred Seven Dollars ($66,307.00)**, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, Grantor hereby quitclaims and conveys unto Grantee and his heirs and assigns, all of his right, title and interest in and to the following described real estate, situated and being in Davidson County, State of Tennessee:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 668 ON THE PLAN OF HARPETH WOODS, SECTION OF HARPETH VALLEY PARK, AS OF RECORD IN BOOK 4860, PAGE 111, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION THEREOF.

Property Address: 762 Goodpasture Terrace, Nashville, TN 37221

Being the same property conveyed to Grantor by deed dated June 02, 2000 which deed was recorded at Instrument/Case No. 200006120058306 Davidson County Records on June 02, 2000.

SUBJECT TO all, if any, existing taxes, assessments, liens, encumbrances, valid easements, rights of way, covenants, conditions, reservations and restrictions of record.

No Title Examination has been performed with the preparation of this deed.

The terms "Grantor" and "Grantee" herein shall be construed to include all genders and singular or plural as the context indicates or requires.

WITNESS the signature of the Grantor the day and year first above written.

Ronald Bruce Deal, Jr.

Karen K. Deal

STATE OF Tennessee

COUNTY OF Davidson

On this 7 day of August, 2018, before me personally appeared **Ronald Bruce Deal, Jr. and Karen K. Deal**, to me known to be the person (or persons) described in and who executed in my presence the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Signature of Notary Public

Rodriguez Turner
Printed Name of Notary Public

My Commission Expires: 5/20/2020

(NOTARY SEAL OR STAMP)

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: Driver License

AFFIDAVIT OF VALUE

STATE OF Tennessee

COUNTY OF Davidson

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$66,307.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

AFFIANT

Sworn to (or affirmed), subscribed and acknowledged before me this 8/7/18
Ronald Bruce Deal, Jr. and Karen K. Deal

Signature of Notary Public

Rodriguez Turner
Printed Name of Notary Public

My Commission Expires: 5/26/2020

(NOTARY SEAL OR STAMP)

☐ Personally Known OR
☑ Produced Identification [Type of Identification Produced]: Drivers License

RODRIGUEZ TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 668 ON THE PLAN OF HARPETH WOODS, SECTION OF HARPETH VALLEY PARK, AS OF RECORD IN BOOK 4860, PAGE 111, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION THEREOF.

For Informational Purposes Only:

Being the same property conveyed to Ronald Bruce Deal, Jr. and Karen K. Deal by deed dated June 02, 2000 which deed was recorded at Instrument/Case No. 200006120058306 in the Land Records for Davidson County, Tennessee on June 02, 2000. Thereafter, the property was conveyed by Ronald Bruce Deal, Jr. and Karen K. Deal by deed Dated _____ and recorded in Book _____ at Page _____ in the Land Records for Davidson County, Tennessee.

MAP-PARCEL NUMBER(S): 156 02 0 160.00

Property Address: 762 Goodpasture Terrace, Nashville, TN 37221

Transfer Tax and Fees Report

Date: **July 27, 2018**
Property Address: **762 Goodpasture Terrace, Nashville, TN 37221**
File Number: **3405881076**

DEED:

Deed Amount:	**$66,307.00**
Rounded Deed Amount used for Transfer Tax Calculation:	**$66,307.00**
Number of Pages: **3**	

FEES:

Total Deed Recording Fee for Davidson County, Tennessee:	**$18.00**
Total Deed Transfer Taxes:	**$245.34**
State Portion:	**$245.34**
- Buyer customarily responsible for:	**$245.34**
- Seller customarily responsible for:	
County Portion:	
City Portion:	

Other Fees: None

True Copy Certification

I, Betsy Lanzotti, 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 Michigan

County of Wayne

Personally appeared before me, Jessica N Johnson, a notary public for this county and state, Betsy Lanzotti who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

Jessica N Johnson

My Commission Expires: April 25, 2022

Notary' Seal (if on paper)

JESSICA N. JOHNSON
Notary Public, State of Michigan
County of Wayne
My Commission Expires Apr. 25, 2022
Acting in the County of Wayne