Karen Y Johnson Davidson County
Batch# 140858 DEEDQC
09/14/2018 12:19:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180914-0091453

QUITCLAIM DEED

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 8-24-18

Notary Public

COMMISSION EXPIRES: 12-23-20

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY:
Foundation Title and Escrow Series, LLC, 541 N. Mt. Juliet Rd, Suite 2202, Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NO(S).
Peter C. Finney and Carol A. Tully, husband and wife	Peter C. Finney and Carol A. Tully, husband and wife	061 07 0 216.00
(Name) 4301 Burrus St. Nashville, TN 37216	4301 Burrus St. Nashville, TN 37216	
(Address)		

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned,Peter Finney, hereinafter referred to as Grantor(s), hereby quitclaim to Peter C. Finney and Carol A. Tully, husband and wife his/her/their heirs and assigns forever, all of his/her/their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to-wit:

Being part of Lot No. 44, on the plat of I.C. McMahan's Subdivision of part of the Maplewood Lands, of record in Book 547 page 78, (erroneously referred to as page 79 in prior deeds) Register's Office, Davidson County, Tennessee, and being described as follows:

Beginning on the westerly margin of Richland Street, now Burrus Street, at the corner of Lots Nos. 43 and 44; thence with said street, northwardly 100 feet to the SE corner of the property conveyed to Walter Young and wife, by deed form Harold O. Davis and wife, of record in Book 2340 page 477, said Register's Office; thence with the line of said Young property, westwardly 245 feet and southwardly 100 feet to the dividing line between Lots Nos. 43 and 44, thence with said dividing line eastwardly 245 feet to the beginning.

Being the same property conveyed to Peter Finney by Deed from Gary S. Crosoy and wife, Tammy L. Crosby dated March 26, 2007 and recorded March 29, 2007 as Instrument Number 20070329-0037769, in said Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, the said Peter Finney has hereunto set his/her/their signature, on this, the 24th of August, 2018

Peter C. Finney

Carol A. Tully

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, the within-named Peter Finney AND Carol A Tully the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such persons executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th of August, 2018.

Notary Public

My Commission Expires: 12-23-20
(SEAL)

STEVE TOPPINGS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

True Copy Certification for Recording Purposes

I, Penny L Ray, do hereby make oath that I am 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 of Custodian/Certifier

State of Tennessee County of Davidson SS:

Before me, Andrew Smithson, a notary public for this county and state, personally appeared Penny L Ray (certifier), with who I am personally acquainted, and who acknowledges that this certification of an electron c document is true and correct and whose signature I have witnessed.

Notary's Signature S-E-A-L Comm exp: 3.18.22

Andrew Smithson
STATE OF TENNESSEE NOTARY PUBLIC
Davidson County

True Copy Certification

I, Penny Y. Ray, 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.

Penny Y. Ray
Signature

State of Tennessee
County of Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 5/6/19
Notary' Seal (if on paper)

PATRICIA HAGGARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019