AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL180035650LD

THIS DOCUMENT PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 042 16 0A 004.00

Karen Y Johnson Davidson County
Batch# 149365 DEEDQC
10/05/2018 09:03:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20181005-0098969

QUIT CLAIM DEED

THIS DEED made and entered into on this 24 day of September, 2018, by and between **Charles J. McCain A/K/A Charlie J. McCain, and wife Lucy F. McCain**, a mailing address of 407 Hickory Chase Dr, Madison, TN 37115, hereinafter referred to as Grantor(s) and **Charlie J. McCain, and wife Lucy F. McCain**, a mailing address of 407 Hickory Chase Dr, Madison, TN 37115, 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 and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 407 Hickory Chase Dr, Madison, TN 37115

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document Number 20051118-0139869, recorded on 11/18/2005 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).

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

Charles J. McCain

A/K/A Charlie J. McCain

Lucy F. McCain

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Charles J. McCain A/K/A Charlie J. McCain and wife, Lucy F. McCain**, the within named Grantor, 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 and seal, at office in Madison TN, this 24 day of September, 2018.

Notary Public
My Commission expires: 09/07/2020

ELLA K. BUTLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, 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.

Lucy F. McCain Charlie J. McCain

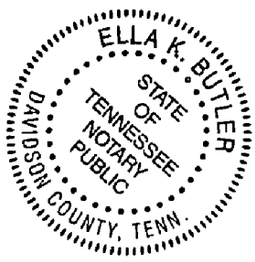
Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 24 day of September, 2018.

Ella K Butler

Notary Public
My Commission Expires: 09/07/2020



Name and address for person(s) responsible for taxes:
Charlie J. McCain and Lucy F. McCain
407 Hickory Chase Dr
Madison, TN 37115

Name and address of property owner:
Charlie J. McCain and Lucy F. McCain
407 Hickory Chase Dr
Madison, TN 37115

LEGAL DESCRIPTION

The following described tract/parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 4, Hickory Chase, as shown on plat of record in Plat Book 7900, Page 973, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Tax ID/APN#: 042 16 0A 004.00

True Copy Certification

I, Lauren Murray, 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.

Lauren Murray

Signature

State of New York

County of Orleans

Personally appeared before me, Christopher Reynolds, a notary public for this county and state, Lauren Murray 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:
03/17/2019

Notary' Seal (if on paper)

CHRISTOPHER REYNOLDS
Notary Public, State of New York
No. 01RE5074576
Qualified in Orleans County
Commission Expires on March 17, 2019