Karen Johnson Davidson County
Batch# 188599 DEEDQC
01/28/2019 09:28:43 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190128-0007894

QUITCLAIM DEED

From: MALCOLM LEE BAILEY, III

To: MARIA Y. BAILEY

This instrument prepared by:
Jill M. Hudson
136 Fourth Avenue, South
Franklin, Tennessee 37064

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address New Owner:	Send Tax Bills To:	Map/Parcel Nos.
Maria Y. Bailey 1005 Morgan Trace Court Nashville, TN 37221	CTX Mortgage Company P.O. Box 19000 Dallas, TX 75219	Map 155-16-0-A Parcel 213.

FOR AND IN CONSIDERATION of the sum of zero ($0.00) and in accordance with the terms and conditions of the Final Decree of Divorce and Marital Dissolution Agreement, in that certain case styled, Malcolm Lee Bailey, III v. Maria Y. Bailey, Chancery Court for Williamson County, Tennessee, Docket No. 46697, Malcolm Lee Bailey, III (the "Grantor") by these presents hereby sells, assigns and quitclaims unto Maria Y. Bailey (the "Grantee") all of Grantor's right, title and interest in and to certain land in 1005 Morgan Trace Court, Davidson County, Tennessee, being more particularly described as follows (the "Property"):

LAND IN Davidson County, Tennessee, BEING Lot No. 57 on the Plan of Traceside, Section Eight, of record in Book 9700, Page 659, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being part of the same property conveyed to Malcolm Lee Bailey III and wife, Maria Ysbranda Davis Bailey by Warranty Deed from Centex International, Inc., a Nevada Corporation f/k/a Centex Real Estate Corporation of record in Book 11262, Page 938, Register's Office for Davidson County, Tennessee.

This conveyance is subject to taxes for 1999 and subsequent years, and to restrictions and easements of record.

This is improved property, known as 1005 Morgan Trace Court, Nashville, Tennessee 37221

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEED OF RECORD.

THIS DEED PREPARED SOLELY UPON INFORMATION FURNISHED BY THE PARTIES. THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE OF THE TRANSFER OF THIS PROPERTY NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS, NOR MEDICAID ADVICE GIVEN ON THIS TRANSFER. THE PREPARER OF THIS DEED HAS NEITHER BEEN REQUESTED TO CONDUCT A TITLE SEARCH NOR HAS THE PREPARER CONDUCTED A TITLE SEARCH OR AN INSPECTION OF THE PROPERTY TRANSFERRED HEREBY. NO REPRESENTATIONS OR WARRANTIES AS TO THE STATUS OF TITLE OR CONDITION OF THE PROPERTY HAVE BEEN MADE BY THE PREPARER.

WITNESS my hand this 9th day of November, 2018.

Malcolm Lee Bailey, III

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before the undersigned, a Notary Public in and for the State and County aforesaid, Amanda Moenig, with whom I am personally acquainted, who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of November, 2018.

NOTARY PUBLIC

AMANDA MOENIG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires July 28, 2019

My Commission Expires: 7-28-19

STATE OF TENNESSEE)
COUNTY OF Williamson)

The transfer tax on this transfer is exempt under the provisions of § 67-4-409, et. seq., of the Tennessee Code Annotated.

Affiant

Sworn to and subscribed before me this 9th day of November, 2018.

NOTARY PUBLIC

7-28-19
My commission expires

AMANDA MOENIG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON My Commission Expires July 28, 2019

The actual consideration or value, whichever is greater, is $0.