Karen Johnson Davidson County
Batch# 192399 DEEDQC
02/06/2019 03:31:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190206-0011497

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Margot Anne McCormack** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Margot Anne McCormack and Heather McCormack, as joint tenants with full rights of surviorship,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being the southerly 30 feet on Lot No. 19, all of Lot No. 20, and the northern one-half of Lot No. 21, on the Plan of Riverside Drive Subdivision, as shown on plat of record in Plat Book 974, Page 60 and 61, in the Register's Office of Davidson County, Tennessee.

Said Lots and part of Lots adjoin and front together 105 feet on the easterly side of Riverside Drive and runs back between parallel lines 162.2 feet, on the northerly line of part of Lot No. 19 and 171.1 feet on the southerly line of part of Lot No. 21, to a dead line in the rear, measuring 105 feet thereon.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Margot Anne McCormack by virtue of that certain Warranty Deed dated February 26, 2004, and being of record at Instrument No. 20040305-0025462 in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF I/we have executed this instrument the 6th day of **February, 2019.**

Margot Anne McCormack
Margot Anne McCormack

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Margot Anne McCormack**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this **6th** day of **February, 2019.**

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7.5.2021

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 6th day of **February, 2019.**

SUBSCRIBED AND SWORN before me this the 6th day of **February, 2019.** .

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

PROPERTY ADDRESS: **1803 Riverside Dr.,** Nashville, TN **37216**
TAX PARCEL NO.: **07211045900**
PROPERTY OWNER: **Margot Anne McCormack** and **Heather McCormack**
OWNER'S ADDRESS: **1803 Riverside Dr.,** Nashville, TN **37216**
MAIL TAX BILLS TO: **owner at owners address**

Certificate of Authenticity

I, ASHLEE D PAGE, 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 Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page 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: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019