Karen Johnson Davidson County
Batch# 194066 DEEDQC
02/11/2019 12:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190211-0012705

PREPARED BY:
Compass Land Title
278 Franklin Road, Suite 190
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 8th day of February 2019.

NOTARY PUBLIC
My Commission Expires: 3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

ADDRESS OF NEW OWNER:
Mark Bailey and Michael Pardi
2990 McGavock Pike
Nashville, TN 37214

SEND TAX BILLS TO:
New Owner

Map & Parcel:
108-08-0-020.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Mark A. Bailey,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Mark Bailey and Michael Pardi, married, as joint tenants with right of survivorship,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being Lot No. 178 on the Resubdivision of Lots 70 thru 90, Lots 92 thru 97, Lots 138 thru 145, Lots 179 thru 181, Lot 192, Lots 194 thru 197, Lots 203 thru 206, and Lots 238 thru 240, Section Two, Larchwood of record in Plat Book 5200, Page 207 and 208, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mark A. Bailey by Warranty deed from John S. Crouch and wife, Regina T. Crouch of record in Instrument No. 20060417-0042956 Register's Office for Davidson County, Tennessee, dated April 10, 2006 and recorded on April 17, 2006.

This is real property commonly known as 3101 Lumberjack Rd., Nashville, Tennessee 37214.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 8th day of February 2019.

Mark A. Bailey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally, appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Mark A. Bailey, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 8th day of February 2019.

Notary Public

My Commission Expires:

3/10/21

LAURIE DAMEWOOD
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

COMPASS
LAND TITLE

TRUE COPY CERTIFICATE

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 12/18/22

ELIZABETH J. BARNES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY