THIS INSTRUMENT PREPARED BY:
BELLAR & WINKLER
ATTORNEYS AT LAW
P.O. BOX 332
212 MAIN STREET NORTH
CARTHAGE, TENNESSEE 37030
PHONE: 615-735-1684

Karen Johnson Davidson County
Batch# 204776 DEEDQC
03/12/2019 10:05:24 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190312-0022377

From information supplied by the parties;
No title work requested.

QUITCLAIM DEED

For and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged; I, **JOSEPH ANTHONY MCNAMEE,** do hereby release, relinquish, and forever quitclaim unto **CHRISTINA BOONE MCNAMEE, her heirs and assigns,** all my right, title and interest in and to a certain tracts or parcels of land lying and being in Davidson County, Tennessee, and being bounded and described as follows, to–wit:

PARCEL #1:

MAP & PARCEL: 064 16 0A 129.00

A Certain Condominium Unit in Davidson County, Tennessee, described as follows: Unit No. 129, in a Horizontal Property Regime as shown on the condominium site plan of Jackson Meadows, Phase I, Section I, as of record in Plat Book 5200, Page 362, and on the Plan of the Re-subdivision of Jackson Meadow, Phase I, Section I, as of record in Plat Book 6900, Page 527, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Property known as 129 General Jackson Lane, Unit 2, Hermitage, Tennessee 37076

AND BEING the same property conveyed to Christina Jo Boone, unmarried, by deed from Teresa R. Alverides, unmarried, dated May 31, 1994, of record in Book 9365, Page 212, Register's Office for Davidson County, Tennessee. Christina Jo Boone, now known as, Christina B. McNamee, conveyed said property to Christina B. McNamee and husband, Joseph McNamee, by Quitclaim Deed dated February 16, 2012, of record in Instrument Number 20120301-0018105, Register's Office, Davidson County, Tennessee. Joseph McNamee and Joseph Anthony McNamee are one and the same person.

PARCEL #2:

MAP & PARCEL: 064 12 0A 142.00

Being Unit Number 142, Fox Run Condominium Apartments, Section One, as shown by plat of record in Plat Book 4860, Page 52, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Property known as 142 Saddle Tree Drive, Hermitage, Tennessee 37076

AND BEING the same property conveyed to Christy McNamee and Joseph A. McNamee, by Special Warranty Deed from Federal Home Loan Mortgage Corporation, dated December 18, 2012, of record in Instrument Number 20130118-0006208, Register's Office, Davidson County, Tennessee. Joseph A. McNamee and Joseph Anthony McNamee are one and the same person.

PARCEL #3:

MAP & PARCEL: 086 14 0A 177.00

BEING Unit 177, Hermitage Meadows, Stage Two, as shown on plat of record in Plat Book 5200, Page 682, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Property known as 177 Thistle Lane, Hermitage, Tennessee 37076

AND BEING the same property conveyed to Joseph A. McNamee by Special Warranty Deed from Vericrest Financial Inc., as Attorney-in-Fact for Wells Fargo Delaware Trust Company, N.A., dated May, 2012, of record in Instrument Number 20120607-0049946, Register's Office, Davidson County, Tennessee. Joseph A. McNamee and Joseph Anthony McNamee are one and the same person.

PARCEL #4

MAP & PARCEL: 075 13 0 202.00

BEING Lot Number 74 on the Map of Hermitage Hills Subdivision, as of record in Book 2900, Page 49, Register's Office for Davidson County, Tennessee.

Said Lot Number 74 fronts 90.0 feet on the Northeast margin of Bonnalynn Drive and extends back 150.00 feet on the Northwest line and 153.5 feet on the Southeast line, to a dead line, measuring 72.6 feet thereon.

Property known as 307 Bonnalynn Drive, Hermitage, Tennessee 37076

AND BEING the same property conveyed to Joseph McNamee by Deed from Fannie Mae A/K/A Federal National Mortgage Association dated November 30, 2011, of record in Instrument Number 20111205-0094841, Register's Office, Davidson County, Tennessee. Joseph McNamee conveyed said property to Joseph McNamee and wife, Christina B. McNamee, by Quitclaim Deed dated February 16, 2012, of record in Instrument Number 20120301-0018106, Register's Office, Davidson County, Tennessee. Joseph McNamee and Joseph Anthony McNamee are one and the same person.

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

~~TO HAVE AND TO HOLD~~ said tract of land with the appurtenances, estate, title and interest thereto belonging to the said **CHRISTINA BOONE MCNAMEE, her heirs and assigns,** forever.

WITNESS my signature, this the 16th day of March, 2018.

JOSEPH ANTHONY MCNAMEE
a/k/a JOSEPH A. MCNAMEE
a/k/a JOSEPH MCNAMEE

STATE OF TENNESSEE
COUNTY OF ~~SMITH~~ WILSON

Personally appeared before me, the undersigned, a Notary Public in and for the aforesaid County and State, the within named bargainor, **JOSEPH ANTHONY MCNAMEE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal at office in ~~Carthage~~ Lebanon, Tennessee, this the 16th day of March, 2018.

Amanda Blankenship

Notary Public
My Commission Expires: 2/4/19

AMANDA BLANKENSHIP
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Send 2018 property tax notice to:
New owner

CHRISTINA BOONE MCNAMEE
3184 Colchester Circle
Lebanon, TN 37087

STATE OF TENNESSEE
COUNTY OF Smith

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0.00, which amount is equal to or greater than the property transferred would command at a fair voluntary sale.

Affiant

Sworn and subscribed to before me this the 5th day of March, 2019.

Lavelia C. Bowman

Notary Public
My Commission Expires: 7.12.2022

LAVELIA C. BOWMAN
STATE OF TENNESSEE NOTARY PUBLIC
SMITH COUNTY