Karen Johnson Davidson County
Batch# 213151 DEEDQC
04/03/2019 09:32:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190403-0030053

RECORD AND RETURN TO:
Victory Title & Escrow, LLC
695 President Place, Suite 203
Smyrna, TN 37167
VT190300081

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF Rutherford
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF March, 2019.

Notary Public

MY COMMISSION EXPIRES:

GAIL C. VINCENT STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY My Commission Expires 01-18-2022

THIS INSTRUMENT WAS PREPARED BY
VICTORY TITLE & ESCROW, LLC, 695 PRESIDENT PLACE, SUITE 203, SMYRNA, TN 37167

NAME ANDADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Christopher K. McGrath **1203 Argle Ave.** **Madison, TN 37115**	**SAME**	**051-12-0-068.00**

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

DENISE LYNN (MCWHORTER) MCGRATH

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED AND SOLD, AND BY THESE PRESENTS DO QUITCLAIM UNTO

CHRISTOPHER K. MCGRATH

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF HIS RIGHT, TITLE AND INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 55 on the Plan of Section One, Morningside Heights, of record in Book 1130, Page 76, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

BEING the same property conveyed to Christopher K. McGrath, a married man, by Quitclaim Deed from Christopher McGrath, a married man, who acquired title as single, dated 10/20/11 and recorded 10/27/11 in Instrument Number 20111027-0083721; and the same property previously conveyed to Christopher McGrath, a single man, by Warranty Deed from Raymond W. Roberts and wife, Margaret A. Roberts, dated 6/22/00 and recorded 6/23/00 in Instrument Number 20000623-0062513, Register's Office for Davidson County, Tennessee.

This is improved (X) property known as 1203 ARGLE AVENUE, MADISON,TN 37115

WITNESS MY HAND THIS 26th **DAY OF MARCH, 2019.**

Denise Lynn McWhorter McGrath

DENISE LYNN (MCWHORTER) MCGRATH

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Denise Lynn (McWhorter) McGrath the bargainors with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Hermitage Tennessee, this 26 day of March, 2019.

Commission Expires:

STEPHANIE TERRELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2022

Stephanie Terrell
Notary Public