Karen Johnson Davidson County
Batch# 224254 DEEDQC
05/01/2019 08:34:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20190501-0040106

Return to:
TIMIOS, INC. - REFI
5716 CORSA AVE
WESTLAKE VILLAGE CA 91362

FILE NO. 1746986

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. 10 SE CENTRAL PARKWAY, STE. 325, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBER
JOHN P. BANKSTON AND NINA T. NEAL	JOHN P. BANKSTON AND NINA T. NEAL	083 14 0 207.00
1802 FATHERLAND ST NASHVILLE, TN 37206	1802 FATHERLAND ST NASHVILLE, TN 37206	

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, **NINA T. NEAL FORMERLY KNOWN AS NINA NEAL MYRICK, A MARRIED WOMAN WHO TOOK TITLE WITHOUT MARITAL STATUS, HEREIN JOINED BY HER SPOUSE JOHN P. BANKSTON**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **JOHN P. BANKSTON AND NINA T. NEAL, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT: **BEING Lot No. 17 on the Plan of the unrecorded portion of the Priest Home Place not of record, described as follows:**
SAID LOT NO. 17 FRONTS 50.0 FEET ON THE SOUTHERLY SIDE OF FATHERLAND STREET AND RUNS BACK BETWEEN PARALLEL LINES, PARALLEL WITH A LINE 50.0 FEET EAST OF THE EASTERLY MARGIN OF SOUTH 18TH STREET, 150.0 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO NINA NEAL MYRICK BY DEED FROM JAMES THOMAS MYRICK RECORDED 02/28/1994 IN DEED BOOK 9260 PAGE 490, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Property known as, 1802 FATHERLAND ST, NASHVILLE, TN 37206

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 16th day of April, 2019.

NINA T. NEAL F/K/A NINA NEAL MYRICK

JOHN P. BANKSTON

STATE OF TENNESSEE

COUNTY OF Williamson

Before me, Steven W. Nordstrom of the state and county mentioned, personally appeared **NINA T. NEAL F/K/A NINA NEAL MYRICK AND JOHN P. BANKSTON,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)



Notary Public
Printed Name: Steven W. Nordstrom
My Commission Expires: 10/17/2021

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer or the value of the property transferred, whichever is greater is $**10.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Signature of Affiant

STATE OF Tennessee
COUNTY OF Williamson

Sworn to before me this 16th day of April, 2019.

Notary Public Steven W. Nordstrom
My Commission Expires: 10/17/2021

STEVEN W NORDSTROM
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Name and address for person(s) responsible for taxes:
JOHN P. BANKSTON AND NINA T. NEAL
1802 FATHERLAND ST
NASHVILLE, TN 37206

Name and Address of property owner:
JOHN P. BANKSTON AND NINA T. NEAL
1802 FATHERLAND ST
NASHVILLE, TN 37206

EXHIBIT "A"

LEGAL DESCRIPTION

File No: 08-01746985

THE FOLLOWING DESCRIBED PROPERTY IN DAVIDSON COUNTY TENNESSEE: **BEING Lot No. 17 on the Plan of the unrecorded portion of the Priest Home Place not of record, described as follows:**
SAID LOT NO. 17 FRONTS 50.0 FEET ON THE SOUTHERLY SIDE OF FATHERLAND STREET AND RUNS BACK BETWEEN PARALLEL LINES, PARALLEL WITH A LINE 50.0 FEET EAST OF THE EASTERLY MARGIN OF SOUTH 18TH STREET, 150.0 FEET TO AN ALLEY.

APN: 083 14 0 207.00

BEING THE SAME PROPERTY CONVEYED TO NINA NEAL MYRICK BY DEED FROM JAMES THOMAS MYRICK RECORDED 02/28/1994 IN DEED BOOK 9260 PAGE 490, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00, the county assessed market value.

Linda Brown

Linda Brown- Affiant

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CALIFORNIA
County of LOS ANGELES

On APRIL 23, 20 19, before me, KAYLA AHN, a notary public, personally appeared, LINDA BROWN, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Kayla Ahn

Signature of Notary Public

Kayla Ahn
COMMISSION #2168926
NOTARY PUBLIC • CALIFORNIA
LOS ANGELES COUNTY
Commission Expires November 18, 2020

(Notary Seal)

True Copy Certification

I, Bianca Williams, 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.

Bianca Williams
Signature

State of Texas

County of Collin

Personally appeared before me, Katherine Witt, a notary public for this county and state, Bianca Williams 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: 5/21/19
Notary' Seal (if on paper)

KATHERINE WITT
MY COMMISSION EXPIRES
May 21, 2019