AFTER RECORDING RETURN TO:
NationalLink
1000 Commerce Dr Suite 300
Pittsburgh, PA 15275
File No. 100393487

PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Karen Johnson Davidson County
Batch# 244739 DEEDQC
06/18/2019 09:47:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20190618-0058498

Tax ID No.: 081 06 0 397.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 29th day of April, 2019, by and between **William R. Buckley, Jr. and Joy K. Buckley Reed**, a mailing address of 1803 24th Ave N, Nashville, TN 37208, hereinafter referred to as Grantor(s) and **Joy K. Buckley Reed, a single woman**, a mailing address of 1803 24th Ave N, Nashville, TN 37208, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1803 24th Ave N, Nashville, TN 37208

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to William R. Buckley, Jr. and Joy K. Buckley Reed from Reva M. Buckley, in a prior Deed recorded under Instrument Number 20180620-0059292, recorded on 06/20/2018 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Executed this 29th day of April, 2019.

William R. Buckley, Jr.

STATE OF Ohio
COUNTY OF Hamilton

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **William R. Buckley, Jr.**the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Hamilton County, Ohio, this 29 day of April, 2019.

E Bowling
Notary Public Erin Bowling
My Commission expires: March 6, 2021

NOTARIAL SEAL
STATE OF OHIO

Erin Bowling
Notary Public
State of Ohio
My Commission Expires
03-06-2021

Executed this 12 day of June, 2019.

Joy K. Buckley Reed

STATE OF Tenn.
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Joy K. Buckley Reed** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 12 day of June, 2019.

Notary Public Gloria M. Jackson
My Commission expires: 5-9-2021

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tenn.
COUNTY OF Davidson

Sworn to before me this 12 day of June, 2019.

Notary Public
My Commission Expires: 3.8.2021

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:
Joy K. Buckley Reed
1803 24th Ave N
Nashville, TN 37208

Name and address of property owner:
Joy K. Buckley Reed
1803 24th Ave N
Nashville, TN 37208

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN PARCEL OF LAND SITUATED, IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS FOLLOWS:

BEING LOT NO. 18 ON THE MAP OF S.P.A. SUBDIVISION, AS OF RECORD IN BOOK 1424, PAGE 136, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 18 FRONTS 65.6 FEET ON THE WESTERLY SIDE OF 24TH AVENUE, NORTH AND RUNS BACK BETWEEN LINES, 223.4 FEET ON THE NORTHERLY LINE AND 223.5 FEET ON THE SOUTHERLY LINE TO A DEED LINE IN THE REAR ON WHICH IT MEASURES 65.6 FEET.

BEING THE SAME PROPERTY CONVEYED FROM REVA M. BUCKLEY, TO WILLIAM R. BUCKLEY, JR. AND JOY K. BUCKLEY REED, AS DESCRIBED IN QUITCLAIM DEED, INST# 20180620-0059292, DATED 06/15/2018, RECORDED 06/20/2018, IN DAVIDSON COUNTY RECORDS.

PARCEL ID NUMBER: 081 06 0 397.00

PROPERTY COMMONLY KNOWN AS: 1803 24TH AVE N, NASHVILLE, TN 37208

True Copy Certification

I, Angela Bixler, 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 PA

County of Allegheny

Personally appeared before me, Jocilyn Fiedorczyk, a notary public for this county and state, Angela Bixler, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

Jocilyn M Fiedorczyk

My Commission Expires: _____

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
Jocilyn M. Fiedorczyk, Notary Public
Allegheny County
My commission expires June 22, 2022
Commission number 1256503
Member, Pennsylvania Association of Notaries