Karen Johnson Davidson County
Batch# 267672 DEEDQC
08/07/2019 10:39:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190807-0078453

PREPARED BY:
Resource Real Estate Services, LLC
300 Red Brook Blvd. Suite 120
Owings Mills, MD 21117

RETURN TO:
Resource Real Estate Services, LLC
300 Red Brook Blvd. Suite 120
Owings Mills, MD 21117
(410) 654-5550
FILE #MF-19-36103

QUIT CLAIM DEED

GRANTEE ADDRESS:
Amanda Bailey and Jean-Paul McNeely
4122 Lealand Ln.
Nashville, TN 37204

SEND TAX BILLS TO:
Amanda Bailey and Jean-Paul McNeely
4122 Lealand Ln.
Nashville, TN 37204

PARCEL ID#: 10306008500

THIS DEED made this 30th day of July, 2019 by and between Amanda Bailey, joined by her husband, Jean-Paul McNeely, of 4122 Lealand Ln., Nashville, TN 37204, parties of the first part, Grantors and Amanda Bailey and Jean-Paul Mcneely, Husband and Wife, as tenants by the entirety, of 4122 Lealand Ln., Nashville, TN 3720 , party of the second part, Grantees.

WITNESSETH, that in consideration of the sum of Zero Dollars and No Cents ($0.00), the actual consideration paid or to be paid, and other good and valuable considerations, receipt of which are hereby acknowledged, the said parties of the first part do grant and convey to the said Amanda Bailey and Jean-Paul Mcneely, Husband and Wife, as tenants by the entirety, in fee simple, all that lot of ground situate in Davidson County, Tennessee, and described as follows, that is to say:

All that tract or parcel of land in Davidson County, Tennessee Being Lot No. 3 on the Plan of Brookside Court as of record in Book 1424, page 145, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete description.

The improvements thereon being commonly known as 5552 Kendall Drive, Nashville, TN 37209.

Being the same lot or parcel of ground which by Deed dated November 10, 2003 and recorded November 21, 2003 among the Land Records of Davidson County, State of Tennessee, in Book: , Page: or Instrument: 20031210170081, was granted and conveyed/assigned by and between Karen A. Gilliland, an undivided 36% Interest and Jerry E. Gilliland, an undivided 64% interest, unto Amanda Bailey.

The Grantees hereby certify, under penalties of perjury, that the land conveyed in said Deed is residentially improved, owner-occupied real property and that the residence will be occupied by us.

TOGETHER with the buildings thereupon, and the rights, alleys, ways, waters, privileges, appurtenances and advantages thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the said described lot of ground and premises to the said Amanda Bailey and Jean-Paul Mcneely, Husband and Wife, as tenants by the entirety, in fee simple and the said parties of the first part their heirs, assigns and representatives hereby covenant that they are lawfully seized and possessed of said real estate, have full power and lawful authority to sell and convey the same; and they will forever warrant and defend the title to the same against lawful claims.

WITNESS the hand(s) and seal(s) of Grantor and Grantee.

ATTEST:

Cassandra Smith
Cassandra Smith

Amanda Bailey, Grantor (Seal)

Joshua Smith
Joshua Smith

Jean-Paul McNeely, Grantor (Seal)

OATH OF VALUE

STATE OF FL

COUNTY OF Okaloosa

I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR THE VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER, IS $ 0.

SWORN AND SUBSCRIBED BEFORE ME THIS 30th day of July, 2019.

Amanda Bailey, Affiant

Jean-Paul Mcneely, Affiant

(55) FL
STATE OF ~~TENNESSEE~~, CITY/COUNTY OF Okaloosa, to wit:

I HEREBY CERTIFY that on this 30th day of July, 2019, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Amanda Bailey, joined by her husband, Jean-Paul McNeely, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

CASSANDRA SMITH
Commission #GG 106086
My Commission Expires
May 26, 2021

Cassandra Smith
Notary Public

My Commission expires: 5/26/21

CG PL

STATE OF ~~TENNESSEE,~~ CITY/COUNTY OF Okaloosa, to wit:

I HEREBY CERTIFY that on this 30th day of July, 2019, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Amanda Bailey and Jean-Paul McNeely (AFFIANTS) known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument, and acknowledged the foregoing Deed to be their act, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Cassandra Smith
Notary Public

My Commission expires: 5/26/21

CASSANDRA SMITH
Commission #GG 106086
My Commission Expires
May 26, 2021

RETURN TO:
Resource Real Estate Services, LLC
300 Red Brook Blvd. Suite 120
Owings Mills, MD 21117
(410) 654-5550
MF-19-36103

True Copy Certification

I, MILLARD S. RUBENSTEIN, 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
MILLARD S. RUBENSTEIN

State of Maryland

County of Baltimore

Personally appeared before me, Nicole Danielle Wilson a notary public for this county and state, MILLARD S. RUBENSTEIN 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: _____
Notary' Seal (if on paper)

NICOLE DANIELLE WILSON
NOTARY PUBLIC
BALTIMORE COUNTY, MD
My Commission Expires February 04, 2023