AFTER RECORDING RETURN TO:
Bay National Title Co.
13577 Feather Sound Drive, Ste. 250
Clearwater, FL 33762
File No. HYP-62896

Karen Johnson Davidson County
Batch# 271479 DEEDQC
08/14/2019 01:33:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190814-0081304

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 083 11 0034.00

QUITCLAIM DEED

THIS DEED made and entered into on this 05 day of 06, 2019, by and between **CASSANDRA PRICE, A MARRIED WOMAN, JOINED IN EXECUTION BY HER SPOUSE, FRANK PRICE**, a mailing address of 615 Shady Lane, Nashville, TN 37206, hereinafter referred to as Grantor(s) and **FRANK PRICE and CASSANDRA PRICE, HUSBAND AND WIFE**, a mailing address of 615 Shady Lane, Nashville, TN 37206, 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

Property commonly known as: 615 Shady Lane, Nashville, TN 37206

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

Being the same property conveyed to Cassandra Price in a Deed from Cassandra Gray recorded under Instrument Number 20040924-0115299, recorded on 09/24/2004 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

CASSANDRA PRICE

FRANK PRICE

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned notary public of the aforesaid County and State, CASSANDRA PRICE and FRANK PRICE, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE, TN, this 05 day of 06, 2019.

Clinton Bryant
Notary Public
My Commission expires: 03-08-21

CLINTON BRYANT
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
03/08/2021
COUNTY OF DAVIDSON

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

VALUATION AFFIDAVIT

I, 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.

Clinton Bryant
Affiant

STATE OF TN
COUNTY OF DAVIDSON

Sworn to before me this 05 day of 06, 2019.

Clinton Bryant
Notary Public
My Commission Expires: 03-08-21



Name and address for person(s) responsible for taxes:

FRANK PRICE and CASSANDRA PRICE
615 SHADY LANE
NASHVILLE, TN 37206

Name and address of property owner:

FRANK PRICE and CASSANDRA PRICE
615 SHADY LANE
NASHVILLE, TN 37206

EXHIBIT A
LEGAL DESCRIPTION

BEING LOT NO. 90 ON THE PLAT OF ROLLING ACRES, OF RECORD IN BOOK 1130, PAGE 34, SAID REGISTERS OFFICE, TO WHICH REFERENCE IS HEREBY MADE.

SAID LOT NO.90 FRONTS 65 FEET ON THE EASTERLY MARGIN OF SHADY LANE AND EXTENDS BACK 146.1 FEET ON THE NORTHERLY LINE AND 137 FEET ON THE SOUTHERLY LINE TO A LINE ON THE REAR ON WHICH IT MEASURES A TOTAL OF 97 FEET.

PARCEL ID NUMBER: 083 11 0034.00

PROPERTY COMMONLY KNOWN AS: 615 SHADY LANE, NASHVILLE, TN 37206

True Copy Certification

I, Jennings Haley, 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.

Jennings Haley
Signature

State of Florida

County of Pinellas

Personally appeared before me, 8/14/2019, a notary public for this county and state, Jennings Haley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rebecca Wood
Notary's Signature

My Commission Expires: 5-10-2020
Notary' Seal (if on paper)

NOTARY PUBLIC STATE OF FLORIDA

REBECCA LYNN WOOD
MY COMMISSION # FF 991201
EXPIRES: May 10, 2020
Bonded Thru Budget Notary Services