Prepared By:
Timios, Inc.

5716 Corsa Ave., Suite 102

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Phone: (877) 884-6467

Karen Johnson Davidson County
Batch# 277316 DEEDQC
08/28/2019 01:11:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20190828-0086865

After Recording Return To NEW OWNER PG
PATRICK J MCGUIRE
3128 JUSTIN TOWNE CT
ANTIOCH, TN 37013-1241

QUITCLAIM DEED

Send Tax Bills To: NEW OWNER PATRICK J. MCGUIRE PG
3128 JUSTIN TOWNE CT ANTIOCH TN 37013-1241
Map & Parcel Nos.:**150 02 0 338.00**

FOR AND IN CONSIDERATION of [-love and affection] the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, PATRICK J MCGUIRE, UNMARRIED does/do hereby quitclaim and convey unto PATRICK J MCGUIRE, MARRIED , his/her/their heirs [its successors] and assigns, all of [my] [our] [Grantor's] right, title and interest in and to a certain tract or parcel of land located in DAVIDSON County, Tennessee and described as follows:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 22A ON THE PLAN OF ZONE LOT DIVISION OF LOTS 16, 21 AND 22 JUSTINE TOWNE RESUBDIVISION OF LOTS 13-26, SECTION TWO OF RECORD IN PLAT BOOK 5200, PAGE 528, AND AMENDED IN PLAT BOOK 5200, PAGE 681, REGISTER'S OFFICE FOR SAID COUNTY. APN: 150 02 0 338.00 BEING THE SAME PROPERTY CONVEYED TO PATRICK J. MCGUIRE, UNMARRIED BY DEED FROM CLINTON L. WALKER AND WIFE STACEY J. WALKER RECORDED 06/04/1998 IN DEED BOOK 10962 PAGE 667, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

3128 JUSTIN TOWNE CT ANTIOCH TN 37013-1241

This is [improved/unimproved] property known as 3128 JUSTIN TOWNE CT.
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has [Grantors have] caused this instrument to be executed on this 23 day of July, 2019.

Patrick J McGuire 07/23/19

PATRICK J MCGUIRE

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned, a Notary Public in and for State and County aforesaid, personally appeared the within named, Patrick J. McGuire, the bargainor with whom I am personally acquainted, and acknowledged that the foregoing document was executed for the purposes there in contained.

WITNESS my hand and official seal at Antioch, TN, this the 23 day of July, 2019.

Ella K. Butler

NOTARY PUBLIC
My Commission Expires: 09/07/2020

ELLA K. BUTLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

201908280086865

Affidavit of Consideration:

State of: PA

County of: Allegheny

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 10 which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subject Property: 3128 JUSTIN TOWNE CT, ANTIOCH TN 37013-1241

Subscribed and sworn before me, this 14th day of AUGUST, 2019.

Affiant: DAVID GREENHALGH

Notary Signature:

My Commission Expires: 06/06/2020

Notary Seal/Stamp:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

Tennessee Certification of Electronic Document

I, Jennifer Lander, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jennifer Lander
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and
Notary's Name

state, Jennifer Lander, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Autumn R C
Notary Signature
Autumn R Carnegie

MY COMMISSION EXPIRES: 06/06/2020

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).