Karen Johnson Davidson County
Batch# 280429 DEEDQC
09/04/2019 09:34:22 AM 4 pgs
Fees: $23.00 Taxes: $657.77
20190904-0089039

After Recording, Return To:
MORTGAGE CONNECT, LP
260 AIRSIDE DRIVE
MOON TOWNSHIP, PA 15108
File No. 1102777

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
MENA NADY, 3765 GRACE FALLS DR., ANTIOCH, TN 37013

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER 11913022800

QUITCLAIM DEED

BANK OF AMERICA, N.A., hereinafter grantor, whose tax-mailing address is **7105 CORPORATE DRIVE, PLANO, TX 75024**, for $177,777.00 (One Hundred Seventy Seven Thousand Seven Hundred Seventy Seven Dollars and Zero Cents) in consideration paid, remises, releases and quitclaims to **MENA NADY**, hereinafter grantee, whose tax mailing address is **3765 GRACE FALLS DR., ANTIOCH, TN 37013**, the following real property:

SEE "EXHIBIT A" ATTACHED HERETO FOR LEGAL DESCRIPTION

A Quit Claim Deed relating to the above described property will be recorded concurrently with this conveyance instrument in a Document Number to be determined.

Being the same property Conveyed to the within named Grantor by Quitclaim Deed in Instrument Number 20190904-0089037 Register's office for Davidson County, Tennessee.

Executed by the undersigned on August 21, 2019.

Deborah Deemer 8-21-19

BANK OF AMERICA, N.A., BY MORTGAGE CONNECT, LP as its attorney-in-fact

Deborah Deemer
Printed Name

Manager
Title

MortgageConnect
Employer

STATE OF Pennsylvania
COUNTY OF Allegheny

The foregoing instrument was acknowledged before me on August 21, 2019 by Deborah Deemer, Manager for Mortgage Connect LP, acting as limited power of attorney for Bank of America, N.A. who has produced D/L as identification, and has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

Commission Expiration 01/19/2020

Commonwealth of Pennsylvania
Notarial Seal
AUTUMN MERENDA-FARMER – Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Jan 19, 2020

Maximum principal indebtedness for Tennessee recording tax purposes is 177,777.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Davidson

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

* $177,777.00

Subscribed and sworn to before me

This 28th day of August, 2019.

Affiant

Judy Jacobs
Print Name

(Seal)

Notary Public

My commission expires:

11.8.21

Jennifer R. Pierce
Print Name

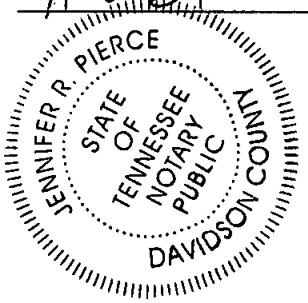


EXHIBIT A
(LEGAL DESCRIPTION)

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN COUNTY OF DAVIDSON AND STATE OF TENNESSEE, BEING KNOWN AND DESIGNATED AS; BEING LOT 121 AND THE EASTERLY 1/2 OF LOT 120, MAP OF COLLEGE HEIGHTS, AS OF RECORD IN BOOK 332, PAGE 19, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

PROPERTY ADDRESS 463 RADNOR ST., NASHVILLE, TN 37211