AFTER RECORDING RETURN TO:
Closing USA, LLC
7665 Omnitech Pl.
Victor, NY 14564
File No. CL190051777LD

Karen Johnson Davidson County
Batch# 318877 DEEDQC
11/25/2019 10:49:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20191125-0121389

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

Tax ID No.: 084-11-0-085

QUIT CLAIM DEED

THIS DEED made and entered into on this 9th day of Nov, 2019, by and between **Doug Mckinley, an unmarried man and Mellissa Mckinley, an unmarried woman, who acquired title as husband and wife**, a mailing address of 2216 Selma Ave, Donelson, TN 37214, hereinafter referred to as Grantor(s) and **Doug Mckinley, an unmarried man**, a mailing address of 2216 Selma Ave, Donelson, TN 37214, 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: 2216 Selma Ave, Donelson, TN 37214

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

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number 20150212-0013143, recorded on 02/12/2015 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).

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

Doug Mckinley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Doug Mckinley**, 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 9th day of Nov, 2019.

Notary Public
My Commission expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

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

Mellissa Mckinley

Mellissa Mckinley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Mellissa Mckinley**, 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 18th day of Nov, 2019.

Notary Public
My Commission expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

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 - **Doug Mckinley**

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 9th day of Nov, 2019

Notary Public
My Commission Expires: 4/18/22

CHRISTINE BOLANIS GARNER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-18-2022

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

Doug Mckinley
2216 Selma Ave
Donelson, TN 37214

Name and address of property owner:

Doug Mckinley
2216 Selma Ave
Donelson, TN 37214

LEGAL DESCRIPTION

The following described real property in the County of DAVIDSON, State of TN:

Land in Davidson County, Tennessee, being Lot No. 100 on the Plan of Castlewood Estates, Section II, as of record in Book 2331, Page 91, Register's office for said County.

Said Lot No. 100 fronts 161 feet on the Northerly side of Selma Avenue and runs Back 400 feet on the Easterly line and 410 feet on the Westerly line, to a dead line, measuring 50 feet thereon.

Parcel/APN/Tax ID: 084-11-0-085

True Copy Certification

I, **Jennifer Terranova,** 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.

Jennifer Terranova
Signature

State of New York

County of Ontario

Personally appeared before me, Kimberly L. Atkins, a notary public for this county and state, **Jennifer Terranova** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kimberly L. Atkins
Notary's Signature

My Commission Expires:
4-22-2022
Notary' Seal (if on paper)

KIMBERLY L. ATKINS
Notary Public, State Of New York
Monroe County, Reg # 01AT5059350
Commission Expires April 22, 2022