Karen Johnson Davidson County
Batch# 337572 DEEDQC
01/02/2020 11:48:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200102-0000260

Prepared By:
Timios, Inc.
5716 Corsa Ave., Suite 102
Westlake Village, CA 91362
Phone: (877) 884-6467
After Recording Return To New Owner:
PATRICK J MCGUIRE, REBECCA MCGUIRE
3128 JUSTIN TOWNE COURT
ANTIOCH, TN 37013

QUITCLAIM DEED

Send Tax Bills To:
3128 JUSTIN TOWNE COURT ANTIOCH TN 37013
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, MARRIED does/do hereby quitclaim and convey unto PATRICK J MCGUIRE AND REBECCA MCGUIRE, HUSBAND AND WIFE 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, STATE OF TENNESSEE , DESCRIBED AS FOLLOWS: 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, MARRIED BY DEED FROM PATRICK J. MCGUIRE, UNMARRIED RECORDED 08/28/2019 IN DEED BOOK 20190828 PAGE 0086865, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

3128 JUSTIN TOWNE COURT ANTIOCH TN 37013

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

BEING THE SAME PROPERTY CONVEYED TO PATRICK J. MCGUIRE, MARRIED, BY DEED FROM PATRICK J. MCQUIRE AND REBECCA MCQUIRE, HUSBAND AND WIFE, RECORDED _____ IN BOOK _____ PAGE _____ / INSTRUMENT NO. _____, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

IN WITNESS WHEREOF, the **Grantor** has [Grantors **have**] caused this instrument to be executed **on this** 21 day of October, 2019.

Patrick J McGuire

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 Nashville, TN, this the 21 day of October, 2005.19
ERB

Ella K. Butler

NOTARY PUBLIC
My Commission Expires: 09/07/2020

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

Certification of Electronic Document:

I, DAVID GREENHALGH, 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: 

State of: PA

County of: Allegheny

Personally appeared before me, Autumn R Carnegie a notary public for this county and state, DAVID GREENHALGH (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature: Autumn R. Carnegie

My Commission Expires: 06/06/2020

Notary 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 document registered by county registers prior to July 1, 2007, shall be considered with or without the certification provided in subsection (2).