QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 344050 DEEDQC
01/16/2020 07:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200116-0005639

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF January, 2020

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

RYAN LUX STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2023

THIS INSTRUMENT WAS PREPARED BY (and return to):
Ryan Lux, Attorney at Law
1104 Fatherland St.
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michelle McRae and Branson McRae	**Same**	
(NAME)	(NAME)	
530 Skyview Drive		**083-11-0-047.00**
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

MICHELLE MCRAE (FORMERLY MICHELLE MCRAE), MARRIED, AND DANIEL G. MCRAE, A MARRIED MAN ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

MICHELLE MCRAE AND BRANSON MCRAE, WIFE AND HUSBAND ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 77 ON THE PLAN OF ROLLING ACRES MCNABB'S SUBDIVISION OF RECORD IN PLAT BOOK 1130, PAGE 34, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO MICHELLE DRIMMER, A SINGLE PERSON, AND DANIEL G. MCRAE, A MARRIED MAN BY WARRANTY DEED FROM RICHARD BUCHANAN AND WIFE, LEIA BUCHANAN OF RECORD IN INSTRUMENT NO. 20100722-0057559 REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JULY 21, 2010 AND RECORDED ON JULY 22, 2010.

THE SAID MICHELLE DRIMMER HAVING SINCE MARRIED AND IS NOW KNOWN AS MICHELLE MCRAE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

The subject property was not the marital residence of the Daniel G. McRae herein, and as such is not subject to any homestead interest as contemplated by T.C.A. § 26-2-301, et seq., or other similar Tennessee law or statute.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **530 Skyview Dr., Nashville, TN 37206**

Witness our hands this the 13 day of January, 2019.

Michelle McRae

Michelle McRae (formerly Michelle Drimmer)

Daniel G. McRae

Daniel G. McRae

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Michelle McRae**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 13 day of January, 2019.

RYAN LUX
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2020

Notary Public
My Commission Expires:

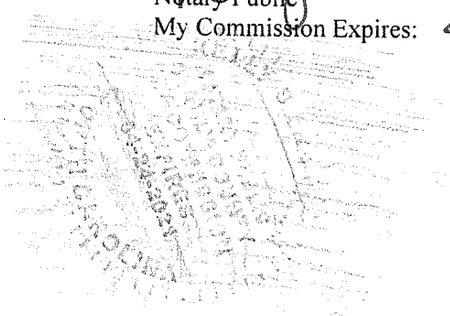
STATE OF North Carolina)
COUNTY OF Stanly)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Daniel G. McRae**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 20th day of December, 2019.

Kelly S. Franklin

Notary Public
My Commission Expires: 4/24/21



True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

My Commission Expires: 3-3-20
Notary' Seal (if on paper)

