Karen Johnson Davidson County
Batch# 371540 DEEDQC
03/12/2020 03:26:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200312-0027974

THIS INSTRUMENT PREPARED BY:
Kathleen Hale McClellan, Attorney
HALE and HALE, PLC
3020 Stansberry Lane, Suite 100
Franklin, Tennessee 37069

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Lailah Abonami **822 Douglas Avenue** **Nashville, TN 37206**	**SAME**	**07213030600**

FOR AND IN CONSIDERATION of the sum of Ten and NO/100 ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Michael A. Mineo**, (hereinafter called the **"Grantor")**, hereby quitclaims and conveys all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee described as follows, unto **Lailah Abonami**, (hereinafter called the **"Grantee"**), her heirs, successors and assigns, as the case may be, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 9, Block A, Revised Plat of L.M. Ezell's 2.11 acre tract of Talbot Land, as shown on plat of record in Book 1130, Page 5, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

There is included in the above described lot but expressly excluded from this conveyance, the following parcel of land.

Right-of-way: Beginning at a point on the North boundary of Parcel 306 of Map 72-13 and at approximate Station 62+70 of Project 86-R-5, Douglas Avenue; thence with the right-of-way of Douglas Avenue S 84 degrees 19 minutes 35 seconds E 50.00 feet to the East property line; thence with said line S05 degrees 40 minutes 31 seconds W 0.80 feet to a point; thence N84 degrees 40 minutes 45 seconds W. 50.00 feet to the West property line; thence with said line N 05 degrees 40 minutes 22 seconds E 1.10 feet to the point of beginning. Containing 41.22 square feet.

Being the same property conveyed to Michael A. Mineo, a single man, by Warranty Deed from Joseph Spicer and Juanita Spicer, husband and wife, of record in Instrument No. 20160301-0019312, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters of record. This Quitclaim Deed was prepared without the benefit of a title search and the legal description is the same as the prior deed of record.

This is <u>improved</u> property located at 822 Douglas Avenue, Nashville, Tennessee 37206.

WITNESS, the hand of the undersigned this **12th day of March, 2020.**

Michael A. Mineo

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

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

Witness my hand, at office, this **12th day of March, 2020**.

My commission expires: 12-5-2020

Notary Public

KATHLEEN HALE MCCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-05-2020

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero and NO/100 ($0.00) DOLLARS.

Affiant

Sworn to and subscribed before me, this **12th day of March, 2020**.

My commission expires: 12-5-2020

Notary Public

KATHLEEN HALE MCCLELLAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 12-05-2020

CERTIFICATE OF AUTHENTICITY

I, Kathleen Hale McClellan, 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.

Kathleen Hale McClellan

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before, Amy T. Nelson, a Notary Public for this County and State, Kathleen Hale McClellan, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 10/29/2023

Amy T. Nelson

