Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6519

Karen Johnson Davidson County
Batch# 371936 DEEDQC
03/13/2020 09:37:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200313-0028167

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $0.00

Thomas McCartan
Affiant

Subscribed and sworn to before me, this the 10th day of March, 2020.

Jim Myers
Notary Public
My Commission Expires: _____

JIM MYERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2020

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Daniel J. McCartan and Thomas McCartan 2131 Stanbridge Ave., Long Beach, CA 90815	Mortgage Investors Group 8320 E.Walker Springs Lane,200 Knoxville, Tn 37923	148-05-0-079

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I/we, Daniel J. McCartan, unmarried man ("Grantor") do/does hereby quitclaim and convey unto Daniel J. McCartan, unmarried man and Thomas McCartan, unmarried man, as joint tenants with full right of survivorship ("Grantee"), his/her/their heirs and assigns, all of the 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:

Land in Davidson County, Tennessee, being all of Lot No. 26, Section 2, Hillbrook, according to survey and plat of same appearing of record in Book 3300, page 12, Register's Office for Davidson County, Tennessee.

Said Lot No. 26 fronts 100 feet on the northeast side of Briarliff Court and extends back 113.9 feet on the northwesterly line and 143 feet on the southeasterly line, to a dead line in the rear on which it measures 60 feet.

Being the same property conveyed to Daniel J. McCartan by Warranty Deed from Evelyn M. Veach and Odie Thomas Veach, Jr. and Lisa Woods Pate, dated October 28, 2009, recorded November 3, 2009, of record in Instrument No. 20091103-0101347, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **3804 Briarcliff Court, Nashville, TN 37211**

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 10th day of March, 2020.

GRANTOR:

Daniel J. McCartan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daniel J. McCartan, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of March, 2020.

JIM MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2020

Notary Public
My Commission expires: _____

True Copy Certification

I, Christopher M. Corriveau, 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.

C. M. C.

Signature

State of Tennessee
County of Davidson

Personally appeared before me, Rachel Marie Collins, a notary public for the state of Tennessee, Christopher M. Corriveau who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Rachel Marie Collins

Notary Signature

My Commission Expires: 3-6-2024

