Record & Return to:
This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203
File Number: 1-20-6532

Karen Johnson Davidson County
Batch# 373653 DEEDQC
03/17/2020 11:03:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200317-0029441

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 _____

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 16th day of March, 2020.

Notary Public
My Commission Expires: _____

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

| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Thomas McCartan and Daniel McCartan<br>5368 Village Way<br>Nashville, TN 37211 | Mortgage Investors Group<br>8320 E.Walker Springs Ln, 200<br>Knoxville, TN 37923 | 161-10-0A-033.00-C |

## 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 McCartan, unmarried man ("Grantor") do/does hereby quitclaim and convey unto Thomas McCartan, unmarried and Daniel McCartan, unmarried, as joint tenants with full rights 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. 52, on the Plan of Villages of Brentwood, Phase One, of record in Plat Book 5200, page 613, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Daniel McCartan, an unmarried individual by Warranty Deed from Sheryl Kinney, a single woman, dated May 9, 2016, recorded May 12, 2016, of record in Instrument No. 20160512-0047108, Register's Office for Davidson County, Tennessee.

This is ☒ improved or ☐ unimproved property located at: **5368 Village Way, 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 McCartan

Daniel McCartan

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Daniel 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

Jim Myers

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

