Karen Johnson Davidson County
Batch# 398358 DEEDQC
05/11/2020 02:21:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200511-0048827

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Derek J. Dean
1027 Maxwell Avenue
Nashville, TN 37206

Send Tax Bill to:
Owner

Map-Parcel Numbers:
083-05-0G 022.00

State of Tennessee
County of Rutherford

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

JASON R. JONES STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and sworn to before me, this the 21 day of April, 2020.

Notary Public

My Commission Expires:
12/1/2020

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **MICHAEL S. DEAN, MARRIED, AND DEREK J. DEAN, A SINGLE MAN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **MICHAEL S. DEAN, MARRIED, AND DEREK J. DEAN, AND WIFE KIMBERLY DEMENT DEAN AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

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

Said property is commonly referred to as 1027 Maxwell Avenue, Nashville, TN 37206.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 15 day of April, 2020.

Derek J. Dean

By: Derek J. Dean

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Derek J. Dean**, the Grantor, 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 15 day of April, 2020.

My commission expires: 9/18/22

Notary Public

CAVAN MCCANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

IN WITNESS WHEREOF, the undersigned has executed this instrument this 30 day of APRIL, 2020.

Michael S Dean

By: Michael S. Dean

STATE OF Colorado
COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Michael S. Dean**, the Grantor, 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 30th day of April, 2020.

My commission expires: 2/15/22

Tracy Howard
Notary Public

TRACY HOWARD
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20184007604
MY COMMISSION EXPIRES 02/15/2022

Exhibit A

Land in Davidson County, Tennessee, being Unit 1027 of The Bailey @ Maxwell, and described in a Declaration of Covenants, Conditions and Restrictions in Instrument No. 20161012-0108020, amended in Instrument Nos. 20161205-0127325, 20170426-0041064 and 20171212-0126734, Register's Office for said County, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations Imposed upon and relating to the units, property, co-owners and tenants, the plat filed as Exhibit "C" to said Declaration and By-Laws appended thereto as Exhibit "B", said Register's Office, are incorporated hereby reference and made a part of the same as though copied herein for a more complete identification and description of said Unit.

Being the same property conveyed to Michael S. Dean, married, and Derek J. Dean, a single man, as tenants in common with rights of survivorship, by deed from Bailey & West Eastland LLC, a Tennessee Limited Liability Company, dated 06/05/2018, of record in Instrument No. 20180622-0060641, said Register's Office.

Also being part of the same property conveyed to Bailey & West Eastland LLC, a Tennessee Limited Liability Company, by deed from LVH, LLC, a Tennessee Limited Liability Company, dated 06/29/2016, of record in Instrument No. 20160630-0066643, said Register's Office.

Tennessee Certification of Electronic Document

I, Benjamin Seamon (Signer's Name), 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 Tennessee

County of Williamson

Personally appeared before me, W. Reid Solomon (Notary's Name), a notary public for this county and state, Benjamin Seamon (Signer's Name), who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: _____

NOTARY'S SEAL

W. REID SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-04-2023

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

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