Karen Johnson Davidson County
Batch# 430189 DEEDQC
07/02/2020 02:21:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200702-0071970

AFTER RECORDING RETURN TO:
SILK ABSTRACT COMPANY
300 Centerville Road, Suite 304
Warwick, RI 02886
File No. R-117504-MOB

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 072 03 0 044.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 26th day of June, 2020, by and between **Sean Arthur McIlroy, a married man who acquired title as single joined in execution by his spouse, Katherine Raley** a mailing address of 1202 Stratford Avenue, Nashville, TN 37216, hereinafter referred to as Grantor(s) and **Sean Arthur McIlroy and Katherine Raley, husband and wife** a mailing address of 1202 Stratford Avenue, Nashville, TN 37216, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1202 Stratford Avenue, Nashville, TN 37216

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) from Benjamin G. Cooper and Brittany J. Cooper in a prior Deed recorded under Instrument Number 20190114-0003387, recorded on 01/14/2019 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Sean Arthur McIlroy

Katherine Raley

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, **Sean Arthur McIlroy and Katherine Raley**, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee, this 26th day of June, 2020.

Notary Public
My Commission expires: 10-26-2021

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Comission Expires
October 26, 2021

DENICE LYTLE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 26th day of June, 2020

Notary Public
My Commission Expires: 10-26-2021

DENICE LYTLE
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILSON

DENICE LYTLE
Notary Public
State of Tennessee, Wilson County
My Comission Expires
October 26, 2021

Name and address for person(s) responsible for taxes:

Sean Arthur McIlroy and Katherine Raley
1202 Stratford Avenue
Nashville, TN 37216

Name and address of property owner:

Sean Arthur McIlroy and Katherine Raley
1202 Stratford Avenue
Nashville, TN 37216

EXHIBIT A
LEGAL DESCRIPTION

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE EASTERLY 50 FEET OF LOT NO. 235 AND THE WESTERLY 25 FEET OF LOT NO. 236 ON THE MAP OF INGLEWOOD PLACE OF RECORD IN BOOK 332, PAGE 101, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PARTS OF LOTS NOS. 235 AND 236 ADJOIN AND FRONT TOGETHER 75 FEET ON THE SOUTHERLY SIDE OF STRATFORD AVENUE AND RUN BACK BETWEEN PARALLEL LINES 205 FEET TO A DEAD LINE.

THIS CONVEYANCE IS SUBJECT TO:

1. TAXES FOR THE YEAR 2019 AND SUBSEQUENT YEARS.

2. ALL MATTERS SHOWN ON THE PLAN OF RECORD IN PLAT BOOK 332, PAGE 101. REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

3. ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

BEING THE SAME PROPERTY CONVEYED TO SEAN ARTHUR MCILROY, A SINGLE MAN, FROM BENJAMIN G. COOPER AND WIFE, BRITTANY J. COOPER, BY DEED DATED JANUARY 7, 2019, AND RECORDED ON JANUARY 14, 2019, AS 20190114-0003387.

APN: 072 03 0 044.00

PROPERTY COMMONLY KNOWN AS: 1202 STRATFORD AVENUE, NASHVILLE, TN 37216

True Copy Certification

I, Sara Yith, 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.

Sara Yith
Signature

State of Rhode Island

County of Kent

Personally appeared before me, Sarah Silva, a notary public for this county and state, Sara Yith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Sarah A. Silva
Notary's Signature

My Commission Expires: 10/2/21
Notary' Seal (if on paper)

SARAH A. SILVA
NOTARY PUBLIC OF RHODE ISLAND
My Commission Expires 10/2/2021