Karen Johnson Davidson County
Batch# 454785 DEEDQC
08/12/2020 09:50:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200812-0089741

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

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

Subscribed and sworn to before me this 5 day of August, 2020.

**Notary Public** **Affiant**

My Commission Expires: 5-9-2023

# QUITCLAIM DEED

| Address New Owners | Send Tax Bills To: | Map-Parcel |
|---|---|---|
| Rachel McCabe<br>45 Vantage Way, Apt. 1418<br>Nashville, TN 37228 | Same | 033-12-0-025.00 |

**FOR AND IN CONSIDERATION** of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **MELODY GRANT and BELINDA McCABE,** by these presents do hereby quitclaim and convey unto **RACHEL McCABE, a single person**, and her successors, heirs, and assigns, all their right, title and interest in and to the following described tract of land:

**Land in Davidson County, Tennessee, being Lot No. 193, as shown on the map entitled Gatewood, Section 1, of record in Book 3300, pages 47-52, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.**

**Being the same property conveyed to RICHARD B. BAWCOM AND WIFE, LYDIA V. BAWCOM, by deed from JONES LUMBER COMPANY, INCORPORATED, of record in Book 4093, page 913, dated January 16, 1967, said Register's Office.**

**RICHARD BELTON BAWCOM conveyed his interest in said property to LYDIA VEE BAWCOM, by Quitclaim Deed of record in Book 7004, page 411, dated September 22, 1986, said Register's Office.**

**LYDIA V. BAWCOM aka LYDIA VEE BAWCOM, died unmarried and testate on or about April 21, 2020. Pursuant to her will of record in Docket No. 20P954, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, said property is devised to RACHEL MCCABE.**

**See Affidavit of Heirship being recorded simultaneously herewith in Instrument No. 202008120089740, said Register's Office.**

**This property is not, nor has it ever been, a marital residence of the Grantors and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. §26-2-307 or other similar statute.**

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

Witness my hand this 3rd day of August, 2020, the bargaining party, having caused my name to be signed hereto on said day and date.

**BELINDA McCABE**

Witness my hand this 31 day of July, 2020, the bargaining party, having caused my name to be signed hereto on said day and date.

**MELODY GRANT**

*THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Devin Freeman Park, a Notary Public in and for said County and State, **BELINDA McCABE**, the within named bargainor, 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 at Goodlettsville, Tennessee, this the 3rd day of August, 2020.

PATRICIA B EDSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

**NOTARY PUBLIC**
My Commission Expires: 5.9.23

STATE OF FLORIDA
COUNTY OF Marion

Personally appeared before me, Alondra Emilee Aguilar, a Notary Public in and for said County and State, **MELODY GRANT**, the within named bargainor, 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 at Ocala Marion County, Florida, this the 31 day of July, 2020.

Notary Public State of Florida
Alondra Emilee Aguilar
My Commission GG 933826
Expires 11/21/2023

**NOTARY PUBLIC**
My Commission Expires: 11/21/2023

Certificate of Authenticity

I, Steven Disser, 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 TN

County of Davidson

Personally appeared before me, Melissa Shaffer, a notary public for this county and state, Steven Disser 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: 11/8/22.

Notary's Seal (If on paper)

MELISSA R SHAFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON