THIS DOCUMENT PREPARED BY/FOR
MAIL TAXES TO:
William J. Pickup
713 Omandale Drive
Nashville TN 37204

Karen Johnson Davidson County
Batch# 461763 DEEDQC
08/21/2020 10:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200821-0094581

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QUITCLAIM DEED

Removing/Adding Individual Transaction Exempt from Transfer Tax per T.C.A. 67-4-409 (A)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF ONE DOLLARS ($1.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **William J. Pickup and Leigh Anne Pickup** hereinafter referred to as "Grantor", does hereby remise, release, sell, convey and quitclaim unto **William J. Pickup and Edith M. McClure, as Joint Tenants with Rights of Survivorship** of 713 Omandale Drive, Nashville TN 37204, hereinafter "Grantees", the following lands and property, together with all improvements located thereon, lying in the **City of Nashville, County of Davidson, State of Tennessee**, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 79 on the Plan of Southmeade, of record in Book 1835, Page 118 and 119, Register's Office for Davidson County, Tennessee, to which reference is hereby made for more complete and accurate description thereof.

Parcel ID No: 132 11 0 073.00

Also known by street and number as: **713 Omandale Drive, Nashville TN 37204**

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

FOR TITLE, SEE Deed recorded December 8, 2008 as Instrument # 20081208-0118242.

WITNESS Grantor's hand this 17th day of August, 2020.

William J Pickup

Leigh Anne Pickup

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of August, 2020, before me, the undersigned officer, personally appeared **William J. Pickup**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

ANGEL BRADLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Angel Bradley
Notary Public
My Commission expires: 2/20/2023

STATE OF Tennessee
COUNTY OF Davidson

On this the 17th day of August, 2020, before me, the undersigned officer, personally appeared **Leigh Anne Pickup**, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the use and purposes therein mentioned.

ANGEL BRADLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Angel Bradley
Notary Public
My Commission expires: 2/20/2023

Affidavit of Value

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

William J. Pickup

Leigh Anne Pickup

State of Tennessee
County of Davidson

Subscribed and sworn before me this 17th day of August, 2020.

ANGEL BRADLEY STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Angel Bradley
Notary Public

My Commission expires: 2/20/2023

True Copy Certification

I, Joannie Perez, 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 RI

County of Kent

Personally appeared before me, John C. Furtado, a notary public for this county and state, Joannie Perez 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: June 14, 2022
Notary' Seal (if on paper)

JOHN C. FURTADO
Notary Public, State of Rhode Island
My Commission Expires June 14, 2022