Karen Johnson Davidson County
Batch# 512685 DEEDQC
11/09/2020 03:35:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201109-0131864

QUIT CLAIM DEED

Return to:

JAMES E. MCDUGLE
SHALENA R. MCDUGLE
713 BAUGH ROAD
NASHVILLE, TN 37221
FILE NO. ASV-2953800

ROBYN L MCCORMACK
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-19-2023

STATE OF TN
COUNTY OF Davidson
I/WE HEREBY SWEAR OR AFFIRM THAT THE ACTUAL CONSIDERATION FOR THIS TRANSFER, IS $ 10.00

Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 23 DAY OF OCTOBER, 2020

Notary Public

MY COMMISON EXPIRES: 11/19/23

(AFFIX SEAL)

THIS INSTRUMENT WAS DRAFTED BY
BC LAW FIRM, P.A., 1803 S KANNER HWY, STE 325, STUART, FL 34994

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
JAMES E. MCDUGLE SHALENA R. MCDUGLE	JAMES E. MCDUGLE SHALENA R. MCDUGLE	142-10-0-091.00
713 BAUGH ROAD NASHVILLE, TN 37221	713 BAUGH ROAD NASHVILLE, TN 37221	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JAMES E. MCDUGLE, WHO ACQUIRED TITLE AS A SINGLE MAN**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **JAMES E. MCDUGLE AND SHALENA R. MCDUGLE, HUSBAND AND WIFE**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

BEING LOT NO. 17 ON THE PLAN OF GREEN MEADOWS, SECTION ONE, OF RECORD IN PLAT BOOK 5050, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JAMES E. MCDUGLE, A SINGLE MAN FROM TERRY A. PIATT AND BEVERLY G. PIATT, HUSBAND AND WIFE IN A DEED DATED SEPTEMBER 9, 2011 AND RECORDED SEPTEMBER 12, 2011 IN INSTRUMENT NO. 20110912-0070588.

Property known as, 713 BAUGH ROAD, NASHVILLE, TN 37221

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 23 day of October, 2020.

JAMES E. MCDUGLE

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Robyn L McCormack of the state and county mentioned, personally appeared **JAMES E. MCDUGLE,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

ROBYN L MCCORMACK
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES 11-19-2023

Notary Public
Printed Name: Robyn L McCormack
My Commission Expires: 11/19/2023

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, CITY OF NASHVILLE, STATE OF TENNESSEE AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 17 ON THE PLAN OF GREEN MEADOWS, SECTION ONE, OF RECORD IN PLAT BOOK 5050, PAGE 92, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO TERRY A. PLAN AND WIFE, BEVERLY G. PLAN, BY WARRANTY DEED, FROM DANIEL H. MAXWELL, UNMARRIED, OF RECORD IN INSTRUMENT NO. 20011220-0140591, DATED DECEMBER 14, 2001, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL ID #142-10-0-091.00

THIS BEING THE SAME PROPERTY CONVEYED TO JAMES E. MCDUGLE, A SINGLE MAN FROM TERRY A. PIATT AND BEVERLY G. PIATT, HUSBAND AND WIFE IN A DEED DATED SEPTEMBER 9, 2011 AND RECORDED SEPTEMBER 12, 2011 IN INSTRUMENT NO. 20110912-0070588.

Property Commonly Known As: 713 Baugh Road, Nashville, TN 37221
Parcel ID: 142-10-0-091.00

True Copy Certification

I, Annette Summers, 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 Rhode Island

County of Newport

Personally appeared before me, **Julia Surdel**, a notary public for this county and state, **Annette Summers**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Julia Surdel
Notary Public, State of Rhode Island
My Commission Expires August 31, 2024

Notary's Signature

My Commission Expires: August 31, 2024
Notary' Seal (if on paper)