Karen Johnson Davidson County
Batch# 514091 DEEDQC
11/10/2020 03:15:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201110-0132720

QUITCLAIM DEED

PATRICIA NICHOLLS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2020.

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0929

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Michael Patrick Fay and Breanna Fay	FirstBank	Map: 10503026300
(NAME) 1243 2nd Ave S	(NAME) 318 Seaboard Lane, Ste 205	
(ADDRESS) Nashville, TN 37210	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

MICHAEL P. FAY AND BREANNA FAY F/K/A BREANNA R. DUMKE, EACH OWNING A 1/2 UNDIVIDED INTEREST AS TENANTS IN COMMON,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

MICHAEL PATRICK FAY AND BREANNA FAY, HUSBAND AND WIFE,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land lying in Davidson County, State of Tennessee, being described as follows to-wit:

Being part of Lot No. 27 on the Plan of John Nelson's Addition to Nashville, Tennessee as of record in Book No. 2 page 182, in the Register's Office of Davidson County, Tennessee, being more fully described as follows:

Beginning on the Westerly margin of Second Ave. South Nashville Tennessee, formerly Market Street, at a point 61 and three quarter feet Northwardly from the SouthEast corner of said Lot No. 27 thence with the Westerly margin of said Avenue Northwardly thirty three and one half feet then at right angles Westwardly 127 1/2 feet more or less, to the Easternly margin of an alley, thence with said alley Southwardly 33 1/2 feet to a point in said alley 61 3/4 feet Northwardly from the Southernly corner of said Lot No. 27, thence at right angles Eastwardly 127 1/2 feet more or less, to the beginning all of which is in Davidson County, Tennessee.

Being the same property conveyed to Michael P. Fay and Breanna R. Dumke, each owning a 1/2 undivided interest as tenants in common, by deed from William D. Hollis and wife, Doris Hollis, of record in Instrument No. 20170201-0010959, dated January 31, 2017, Register's Office for said County.

This is improved property, known as 1243 2nd Ave S, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

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 our hands this 5th day of November, 2020.

Michael Patrick Fay

Breanna Fay

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Patrick Fay and Breanna Fay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 5th day of November, 2020.

My Commission Expires: 3/6/24

Notary Public

PATRICIA NICHOLLS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

True Copy Certification

I, Anita Lester, 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 DAVIDSON

Personally appeared before me, Patricia Nicholls, a notary public for this county and state, Anita Lester 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: 3/6/24
Notary' Seal (if on paper)

PATRICIA NICHOLLS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.