Karen Johnson Davidson County
Batch# 558451 DEEDQC
01/21/2021 10:51:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210121-0009146

2047955 TN/RTC

QUITCLAIM DEED

MAIL RECORDED DEED TO:

~~LINDSEY~~ M. MARCY
KRISTIAN A. MARCY
1502 FRANKLIN AVENUE
NASHVILLE, TN 37206

OWNER (SEND TAX BILLS TO):

LINDSEY M. MARCY
KRISTIAN A. MARCY
1502 FRANKLIN AVENUE
NASHVILLE, TN 37206

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, LINDSEY SULLIVAN, a married woman, who acquired title as an unmarried woman, joined by her spouse, KRISTIAN A. MARCY (herein, "Grantor"), whose address is 1502 Franklin Avenue, Nashville, TN 37206, hereby bargains, sells, remises, releases, quit claims and conveys to LINDSEY M. MARCY and KRISTIAN A. MARCY, a married couple, as joint tenants with right of survivorship (herein, "Grantee"), whose address is 1502 Franklin Avenue, Nashville, TN 37206, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1502 Franklin Avenue, Nashville, TN 37206

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 13 day of January, 2021.

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654

PIN NO: 083 05 0360.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

LINDSEY SULLIVAN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, LINDSEY SULLIVAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of Jan., 2021.

[Affix Notary Seal]

Barbara Collins
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-26-2022

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
Nov. 26, 2022

GRANTOR:

KRISTIAN A. MARCY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, KRISTIAN A. MARCY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13 day of Jan., 2021.

[Affix Notary Seal]

Barbara Collins
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-26-2022

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
Nov. 26, 2022

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is 0.0.

Grantee:

Grantee signature: Lindsey M Marcy
LINDSEY M. MARCY

Subscribed and sworn to under oath before me, this 13 day of Jan., 2021 by LINDSEY M. MARCY.

Barbara Collins
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-26-2022

[Affix Notary Seal]

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
Nov. 26, 2022

Grantee:

Grantee signature: Kristian A Marcy
KRISTIAN A. MARCY

Subscribed and sworn to under oath before me, this 13 day of Jan., 2021 by KRISTIAN A. MARCY.

Barbara Collins
SIGNATURE OF NOTARY PUBLIC
My commission expires: 11-26-2022

[Affix Notary Seal]

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
Nov. 26, 2022

EXHIBIT A

[Legal Description]

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT(S) 7, BLOCK 3. AS SHOWN ON THE MAP ENTITLED THE PLAN OF T.P. WEAKLEY'S SUBDIVISION, OF RECORD IN PLAT BOOK 161, PAGE 105, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20171207-0124868 on December 7, 2017.

PIN NO: 083 05 0360.00

STREET ADDRESS:

1502 Franklin Avenue, Nashville, TN 37206

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

20-043898 (PS)

True Copy Certification

I, Matt Pierce, do hereby make an 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.

Matt Pierce, Recording Team Leader

STATE OF IL
COUNTY OF Cook

Personally appeared before me, Joan Lowery, a notary public for this county and state, Matt Pierce who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 12/28/22

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
COMMISSION EXPIRES:12/28/22

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/22