Name and Address of New Owner:
Kevin Bailey
2319 Ingleside Drive
Nashville, TN 37214

Send Tax Bills To:
Kevin Bailey
2319 Ingleside Drive
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 582535 DEEDQC
03/03/2021 10:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210303-0027230

This Instrument Prepared By:
Julia A. Hirt
Tennessee Title Services LLC
547 N Mt Juliet Rd Ste 100
Mt. Juliet, TN 37122

Map & Parcel No: 095-03-0-100.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Kevin Bailey, unmarried,** "the Grantor," convey and quitclaim unto **Kevin Bailey, a single person, and Mary Elizabeth Dysert, a single person, tenants in common with expressed rights of survivorship,** "the Grantee," the following described real estate in Davidson County, Tennessee:

> Land in Davidson County, Tennessee, being Lot no. 154 on the Plan of Merry Oaks Subdivision, as of record in Book 1835, page 67, Register's Office for said County, described as follows:
>
> Beginning at a point in the Southerly margin of Ingleside Road at the corner of Lot Nos. 154 and 155; thence with the line between said lots, Southerly 124.3 feet to a point, being the common corner of Lots 154, and 155 and 174; thence with the line between Lots 154 and 174, Eastwardly 123.2 feet to a point in the Westerly margin of Fairway Drive; thence with the margin of said drive, Northerly 114.8 feet to the beginning of a curve; thence around said curve, Northwesterly 39.9 feet to a point in the Southerly margin of Ingleside Road; thence with the margin of the same Westerly 116.5 feet to the point of beginning.
>
> Being the same property conveyed to Kevin Bailey, unmarried by Warranty deed from Carol Hudson, Conservator for Clarence O. Ingram, a married man of record in Instrument No. 20010918-0100750 Register's Office for Davidson County, Tennessee, dated September 06, 2001 and recorded on September 18, 2001. (Value of consideration shown in aforementioned deed $123,000.00.)
>
> Being also known as 2319 Ingleside Drive, Nashville, Tennessee 37214.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 18th day of January, 2021.

Kevin Bailey (SEAL)

STATE OF TENNESSEE)
DAV. AS 19)
COUNTY OF ~~WILSON~~)

* Kevin Bailey

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

WITNESS my hand and official seal this 18th day of January, 2021.

Notary Public
My commission expires: _____

JAKE B. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-18-2022

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
18th day of January, 2021.

Notary Public
My commission expires: _____

REBECCA SHUKIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. 12/15/2021
COUNTY OF WILLIAMSON

File # MQ20-0909

202103030027230

True Copy Certificate of Authenticity

I, **Taylor Grills**, 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 Wilson

Personally appeared before me, Rebecca Shukis, a notary public for this county and state, **Taylor Grills,** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

REBECCA SHUKIS
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
12/15/2021
COUNTY OF WILLIAMSON

Notary's Signature

My Commission Expires: 12/15/2021