Karen Johnson Davidson County
Batch# 598859 DEEDQC
03/23/2021 03:49:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210323-0038517

Return to:

SPRUCE
50 BROAD ST STE 704
NEW YORK NY 10004

Send Tax Notices to:
MICHAEL ALBERT BAILEY AND MARK BAILEY
2990 MCGAVOCK PIKE
NASHVILLE, TN 37214

FILE NO. 114360037062

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM., P.A. Prepared By: 1803 S KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/ SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
MICHAEL ALBERT BAILEY AND MARK BAILEY	MICHAEL ALBERT BAILEY AND MARK BAILEY	073-16-0-063-01
2990 MCGAVOCK PIKE NASHVILLE, TN 37214	2990 MCGAVOCK PIKE NASHVILLE, TN 37214	

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, **MICHAEL ALBERT PARDI, NOW KNOWN AS MICHAEL ALBERT BAILEY AND MARK BAILEY, A MARRIED COUPLE, AS TENANTS BY THE ENTIRETIES**, HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **MICHAEL ALBERT BAILEY AND MARK BAILEY, A MARRIED COUPLE, AS TENANTS BY THE ENTIRETIES**, HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

All that certain parcel of land situate in the City of Nashville, County of Davidson and State of Tennessee bounded and described as follows: Land in the 3rd Civil District of Davidson County, Tennessee, being part of Lot "O" on the unrecorded map of Sunset View Subdivision, and a tract of land lying immediately northeast of said Lot, described together according to a survey made by Turner Engineering Co., Inc., Consulting Engineers, February 4, 1964, as follows:

Beginning at an iron pin on the northeasterly margin of McGavock Pike 124.56 feet southeasterly from the southwest corner of Lot No. 1 on said Subdivision conveyed to City of Nashville, by deed from Andrew J. Moore, of record in Book 2594, page 58, Register's Office for said County; thence with the northeasterly margin of said Pike around a curve having a radius of 1659.65 feet in a southeasterly direction 202.04 feet to an iron pin; thence north 57 deg. 07 east 380.95 feet, more or less, to the

Cumberland River; thence with the left bank of said River northwestwardly 205 feet, more or less; thence south 57 deg. 07 west 307.13 feet, more or less, to the beginning.

Being the same property conveyed to Michael Albert Pardi and Mark Bailey, a married couple, as tenants by the entireties, by Quit Claim Deed from Michael Albert Pardi, and Mark Bailey, who both took title as unmarried but now are married to each other dated February 20, 2017 and recorded on February 22, 2017 as Instrument No. 20170222-0017602 in the Office of the Recorder of Davidson County, Tennessee. Tennessee.

Property known as, 2990 MCGAVOCK PIKE, NASHVILLE, TN 37214

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 3 day of February, 2021.

Michael Albert Pardi, N/K/A
Michael Albert Bailey
MICHAEL ALBERT PARDI, N/K/A MICHAEL ALBERT BAILEY

Mark Bailey
MARK BAILEY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Ella K Butler of the state and county mentioned, personally appeared **MICHAEL ALBERT PARDI, N/K/A MICHAEL ALBERT BAILEY AND MARK BAILEY,** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Ella K. Butler
Notary Public
Printed Name: Ella K. Butler
My Commission Expires: 07/09/2024

VALUATION AFFIDAVIT

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 $ _____.

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 3 day of February, 2021

Notary Public

My commission expires: 07/09/2024

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

TENNESSEE NOTARIAL CERTIFICATE
(COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

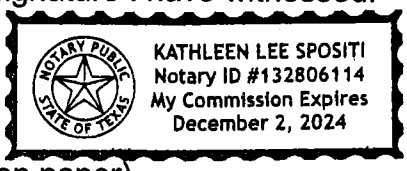
I, CARSON COX [Name of Person making Certification], do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

State of TEXAS

County of COLLIN

Signature

Personally appeared before me KATHLEEN LEE SPOSITI [Name of Notary], a notary public for this county and state, CARSON COX [Name of Person making Certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Seal (if on paper)

Notary's Signature

My commission expires: 12/2/2024