Karen Johnson Davidson County
Batch# 628113 DEEDQC
05/03/2021 03:46:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210503-0059320

| Prepared By: | When Recorded Return to: | Mail Tax Statements to: |
|---|---|---|
| Vidmar & Hardesty, Ltd.,<br>John Vidmar (TN Bar#032525)<br>P.O. Box 211031<br>Columbus, Ohio 43221 | Transtar National Title<br>2301 W. Plano Pkwy, #105<br>Plano, Texas 75075<br>888-766-8500 File # 488764 | Michael E McLean<br>1119 East 212 Street, Apt 3<br>Bronx, New York 10469 |

Order Number: 488764

Exempt: 67-4-409(a)(4)

# QUIT-CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Michael E. Mclean, married to Sue Rodriguez-McLean** for Ten Dollars ($10.00) and other valuable consideration paid, doeshereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Michael E.McLean, a married man,** whose address is 1119 East 212 Street, Apt 3, Bronx, New York10469, the following described real property located in the Davidson County, State of Tennesseeand further described as follows:

Being Lot No. 35 on the unrecorded plan of the subdivision of Lot No. 6 in the division of the lands of John Hobson, deceased, which later plan is of record in Minute Book "L", Page 365, Circuit Court for said County. Beginning at an iron stake in the southerly right of-way Petway Avenue, being the northwest comer of a tract owned by Sylia Giannitrapani as of record in Instrument Book 20020806-0094503, R.O.D.C., TN., and being the northeast corner of this tract; Thence, with the westerly line of Giannitrapani, S 10 deg. 30 min. 00 sec. W, 157.99 feet to a spike (old) in an alley; Thence, with said alley, N 09 deg. 09 min. 30 sec. W ., 49 .99 feet to an iron pin, being the southeast comer of a tract owned by Millicent S. Watkins as of record in Instrument Book 20070409-0041722, R.O.D.C, TN., Thence with the easterly line of Watkins, N 10 deg. 30 min. 00 sec. E., 158.01 feet to a paint spot on a rockwall, in the south right of way Petway Avenue; Thence, with said right of way S 9 deg. 08 min. 48 sec. E, 50.02 feet to the point of beginning, containing 6649.29 square fed or 0.15 acres more or less.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all other easements, restrictions, and matters of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 083-01-0-268
Street address of property: 1032 Petway Ave., Nashville, TN 37206
Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20140818-0074474in the Recorder's Office, Davidson County, Tennessee.

Signed this 9 day of April, 2021.

Signature of Grantors:

Michael E. Mclean

Sue Rodriguez-McLean

STATE OF New York, COUNTY OF Bronx, SS:

***BE IT REMEMBERED*** That on this 9th day of April, 2021, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Michael E. Mclean and Sue Rodriguez-McLean, known to me, or proved to me on the basis ofsatisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by thesigning thereof to be their free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

DIANY BRYAN
Notary Public - State of New York
NO. 01BR6366413
Qualified in Bronx County
My Commission Expires Oct 30, 2021

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

County Parcel Number: 083-01-0-268
Street address of property: 1032 Petway Ave., Nashville, TN 37206

Oath of Consideration

I or we, ASHLEY PIKE, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 10.00.

Signed this 9 day of APRIL, 2021.

Signatures of Affiant(s):

Ashley Pike

Sworn and subscribed before me this 9 day of April, 2021.

Heather Gallant
Notary Public

HEATHER GALLANT
Notary Public, State of Texas
Comm. Expires 08-06-2023
Notary ID 125722860

I, ASHLEY PIKE, 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.

Ashley Pike

ASHLEY PIKE

State of Texas

County of Collin

Personally appeared before me, Heather Gallant, a notary republic for this county and state, ASHLEY PIKE who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Heather Gallant

MY COMMISSION EXPIRES: 8-6-23

Notary's Seal (If on paper)

HEATHER GALLANT
Notary Public, State of Texas
Comm. Expires 08-06-2023
Notary ID 125722860