Karen Johnson Davidson County
Batch# 640357 DEEDQC
05/20/2021 08:21:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210520-0068255

PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.

QUITCLAIM DEED

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 13th DAY OF MAY, 2021.

Notary Public

MY COMMISSION EXPIRES: 5-2-22

(AFFIX SEAL)

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

File No.: 21-0305

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Deborah Lannigan-Macara	Truist Bank	Map: 11706010600
(NAME) 3432 Woodmont Boulevard	(NAME) PO Box 79041	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Baltimore, MD 21279-0041	
(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,

IAN G. MACARA,

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

DEBORAH LANNIGAN-MACARA, UNMARRIED,

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:

Land in Davidson County, Tennessee, being parts of Lots Nos. 29 and 30 on the plan of Hillsboro Heights, not of record, being more particularly described according to a survey made by W.B. Southgate, Engineer, December 26, 1912, as follows:

Beginning on the northerly margin of Woodmont, formerly Concrete Boulevard, at a point 1775 feet West of the centerline of 23rd Avenue South, said point being the easterly margin of 25th Avenue South, now closed; thence northwardly, with the easterly margin of said Avenue, 371 feet, more or less, to the southerly line of Lot No. 28; thence westwardly 254.5 feet to an iron pipe, post and stake in the original West line Lot No. 29; thence along the fence, being the East line of Lee Farris property; southwardly 379.7 feet to an iron pipe in the northerly margin of Woodmont Boulevard; thence with the margin of same, eastwardly 173 feet to the beginning.

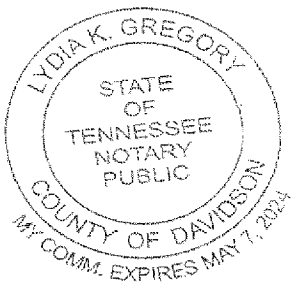
Being the same property conveyed to Ian G. Macara and Deborah Lannigan-Macara, husband and wife , by deed from Lee Ann Hawkins, unmarried, of record in Instrument No. 20120626-0055882, dated June 25, 2012, Register's Office for said County.

This is improved property, known as 3432 Woodmont Boulevard, Nashville, TN 37215
(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 my hand this 7 day of MAY, 2021.

Ian G. Macara



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 Ian G. Macara, 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, 17th day of May, 2021.

My Commission Expires:

Notary Public

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.