Karen Johnson Davidson County
Batch# 644170 DEEDQC
05/26/2021 09:35:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210526-0071186

new owner

| Prepared By: | Record and Return To: | Mail Tax Statements to: |
|---|---|---|
| Vidmar & Hardesty, Ltd.,<br>John Vidmar (TN Bar#032525)<br>P.O. Box 211031<br>Columbus, Ohio 43221 | Churchill Title Solution<br>4501 Charlotte Park Dr,<br>suite 120, Charlotte, NC,<br>28217 | Timothy James McNamara, Jr. and<br>Courtney Michele McNamara<br>8149 Boone Trace<br>Nashville, TN 37221 |

Order Number: 21049003TN-D

# QUIT-CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Timothy James McNamara, Jr. and Courtney Michele McNamara, fka Courtney Michele Stepherson, Husband and Wife,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Timothy James McNamara, Jr. and Courtney Michele McNamara, Husband and Wife,** whose address is 8149 Boone Trace, Nashville, TN 37221, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Being Lot No. 46 on the Plan of Section Four, Lexington Point Subdivision, of Record as Instrument No. 20020116-0006343, Register's Office for Davidson County, Tennessee to which plan Reference is hereby Made for a more Complete and Accurate Description.

Be the same more or less, but subject to all legal highways.

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

Subject to all 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: 126 15 0B 318.00
Street address of property: 8149 Boone Trace, Nashville, TN 37221

PCL 21049003TNDQTC99010103

Prior Instrument Reference by which Grantor(s) acquired title: Instrument No. 20190415-0033856 in the Recorder's Office, Davidson County, Tennessee.

Signed this 19 day of May, 2021.

Signature of Grantor(s):

Timothy James McNamara, Jr.

Courtney Michele McNamara,
fka Courtney Michele Stepherson

STATE OF Tennessee, COUNTY OF Williamson, SS:

***BE IT REMEMBERED*** That on this 19 day of May, 2021 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Timothy James McNamara, Jr. and Courtney Michele McNamara, fka Courtney Michele Stepherson, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing 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

Commission exp: 9/23/24

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Property Address: 8149 Boone Trace, Nashville, TN 37221
Tax Parcel: 126 15 0B 318.00

Oath of Consideration

I or we, Timothy McNamara Courtney McNamara 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.

Signed this 19 day of May, 2021.

Signatures of Affiant(s):

Courtney Michelle McNamara

Sworn and subscribed before me this 19 day of May, 2021

Notary Public

KEITH D. MCDUFFIE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Commission exp: 9/23/24

PCL 21049003TNDQTC99010303



202105260071186

## True Copy Certification

I, John Midler, 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.

John Midler

Signature

State of NC

County of MECKLENBURG

Personally appeared before me, JAMIE S. WEYANT, a notary public for this county and state ~~MECKLENBURG, NC~~ * who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

* John Midler

J. S. Weyant

Notary's Signature

My Commission Expires: 02/04/2023

Notary Seal (if on paper)

JAMIE S WEYANT
Notary Public
Gaston County
NORTH CAROLINA