Karen Johnson Davidson County
Batch# 667251 DEEDQC
06/29/2021 11:09:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20210629-0087973

QUITCLAIM DEED

This Quitclaim deed is being recorded pursuant to a divorce action filed In the Fourth Circuit Court for Davidson County, Tennessee as case No. 19D-376

State of Tennessee
County of Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS -0-

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 day of June 2021.

Notary Public

MY COMMISSION EXPIRES: 9-16-23

(AFFIX SEAL)

JUDITH C. MACK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Michael S. Neal	Pinnacle Bank	131-03-0-214.00
(NAME)	(NAME)	
4306 Lone Oak Road	150 3rd Ave South Suite 900	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215	Nashville, TN 37201	
(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 Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I, **Melanie R. Neal, unmarried,** hereinafter called the Grantor(s), have quitclaimed unto **Michael S. Neal, unmarried,** hereinafter called the Grantee(s), his 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 Lot Nos. 61 and 62 on the Plan of George W. Blairs' Revised Subdivision of Belmont Park Place, of record in Book 421, Pages 118 and 119, Register's Office, Davidson County, Tennessee, and being a tract of land including "Ira Adams Property" and Lot No. 1 on the Plan of Lone Oak Court, of record in Book 3300, Page 67, Register's Office, Davidson County, Tennessee; also being all the property as described in Book 4614, Page 927, Register's Office, Davidson County, Tennessee; and further described according to a mortgage loan inspection made by John Kohl & Company, P.C., 400 7th Avenue South, Nashville, Tennessee 37203, License No. 100, dated April 24, 1992, as follows:

Beginning at a point in the center line of Lone Oak Road, said point being the southwest corner of Lot No. 1 on the Plan of Lone Oak Court; thence in a northerly direction along said center line 80.86 feet to the northwest corner of Lot No. 1, thence continuing northerly 212.56 feet to a point; thence S 80° 05' E, 394' to a point; thence S 21° 47' W, 216.44' to the northeast corner of Lot No. 1; thence S 21° 47' W, 62.35' to a point; thence S 57° 50' W, 54.35' to a point; thence N 76° 21' W, 277.6' to the point of beginning.

Being the same property conveyed to Michael Neal and Melanie R. Neal, Husband and Wife from Mark Joseph Brunn and wife, Wendy M. Brunn by Deed on October 24, 2012, of record in Instrument Number 20121026-0098220, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4306 Lone Oak Road, Nashville, TN 37215

Witness my/our hands this 20th day of May, 2021.

Melanie R. Neal

Melanie R. Neal

State of Tennessee
County of ~~Davidson~~ Franklin

Personally appeared before me Melanie R. Neal, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this 21 day of June, 2021.

Lolita Jones

Notary Public Lolita Jones
My Commission Expires: 9/24/2022

LOLITA JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF FRANKLIN

RETURN TO:
Lighthouse Title and Escrow
301 S. Perimeter Park Drive, Suite 125
Nashville, TN 37211

File No.: 202104032