Karen Johnson Davidson County
Batch# 677081 DEEDQC
07/15/2021 09:32:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210715-0095116

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
7101 Executive Center Drive, #151
Brentwood, TN 37027

NEW OWNER:
Angela Pickney Deal
James Adam Deal
P.O. Box 92546
Nashville, TN 37209

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
091-15-0-070.00

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Angela Pickney Deal, formerly known as Angela P. O'Neil, for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim unto **Angela Pickney Deal and husband, James Adam Deal**, all my interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee. Being part of Block 13 on the Realty Savings Bank and Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, of record in Book 421, Page 18, Register's Office for said County, described according to a survey made by E.R. Southgate, Surveyor, on January 9, 1986, as follows:

Beginning on the northerly margin of Nevada Avenue at the southwest corner of the property conveyed to Jesse B. Lunday and wife, by deed from L.R. Wiggs and wife, of record in Book 1469, Page 183, said Register's Office, said point being 170 feet east of the easterly margin of 54th Avenue North or Richland Avenue; thence with the northern margin of said Nevada Avenue, westwardly 50 feet; thence northwardly and parallel with Lunday's westerly line, 103 feet more or less, to a point in the southerly line of the property conveyed to A.C. Oakley by deed from J.H. Brackman and wife, of record in Book 1784, Page 587, said Register's Office; thence with Oakley's southerly line, eastwardly 14 feet, more or less, to Oakley's southeast corner; thence with Oakley's easterly line and the easterly line of the property conveyed to J.G. Edwards and wife, by deed from J.H. Breckman and wife, of record in Book 1785, Page 17, said Register's Office, northwesterly 100 feet to the southerly margin of an alley, Edwards northeast corner, thence with said Alley, eastwardly 48 feet to Lunday's northwest corner; thence with Lunday's westerly line southwardly 200 feet to the beginning.

Being the same property conveyed to Angela P. O'Neil, having since married, and now known as Angela Pickney Deal, by quitclaim deed from David R. O'Neil dated the 27th day of January 2015 and recorded on January 30, 2015 in Instrument No. 2015130-0009080, Register's Office for Davidson County, Tennessee.
This is improved property known as 5314 Nevada Avenue Nashville, TN 37209

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 14th day of July, 2021.

Angela Pickney Deal

Angela Pickney Deal

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared Angela Pickney Deal with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon her oath acknowledged herself to be the within named bargainor, and that she executed the foregoing instrument of her own free will for the purposes therein set forth.

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 14th day of July, 2021.

Lee E. C

Notary Public

My Commission Expires: 11/6/2023

LEE E. CRANFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 14th day of July, 2020.

Notary Public

My commission expires: 11/6/2023

LEE E. CRANFORD - NOTARY PUBLIC AT LARGE - STATE OF TENNESSEE