Karen Johnson Davidson County
Batch# 702081 DEEDQC
08/20/2021 12:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210820-0112982

QUITCLAIM DEED

MAIL RECORDED DEED TO:

MARC D. BAGLEY
ALAYNA B. BAGLEY
2702 NODYNE DRIVE
NASHVILLE, TN 37214

OWNER (SEND TAX BILLS TO):

MARC D. BAGLEY
ALAYNA B. BAGLEY
2702 NODYNE DRIVE
NASHVILLE, TN 37214

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MARC D. BAGLEY and ALAYNA B. BAGLEY, formerly known as ALAYNA BRENMAN, husband and wife (herein, "Grantor"), whose address is 2702 Nodyne Drive, Nashville, TN 37214, hereby bargains, sells, remises, releases, quit claims and conveys to MARC D. BAGLEY and ALAYNA B. BAGLEY, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 2702 Nodyne Drive, Nashville, TN 37214, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 2702 Nodyne Drive, Nashville, TN 37214

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

PIN NO: 095-16-0-024.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

WITNESS my hand and seal this 24 day of July, 2021.

GRANTOR:

MARC D. BAGLEY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, MARC D. BAGLEY, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of July, 2021.

[Affix Notary Seal]

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/4/24

GRANTOR:

Alayna Bagley FKA Alayna Brenman

ALAYNA B. BAGLEY, formerly known as ALAYNA BRENMAN

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, ALAYNA B. BAGLEY, formerly known as ALAYNA BRENMAN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 24 day of July, 2021.

[Affix Notary Seal]

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 03/04/2024
WILSON COUNTY

SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/4/24

OATH OF CONSIDERATION

STATE OF TN
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

Grantee:

Grantee signature: _____
MARC D. BAGLEY

Subscribed and sworn to under oath before me, this 24 day of July, 2024 by MARC D. BAGLEY.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/4/24

[Affix Notary Seal]

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/04/2024
WILSON COUNTY

Grantee:

Grantee signature: _____
ALAYNA B. BAGLEY

Subscribed and sworn to under oath before me, this 24 day of July, 2024 by ALAYNA B. BAGLEY.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3/4/24

[Affix Notary Seal]

DEREK TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
03/04/2024
WILSON COUNTY

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 53 ON THE PLAN OF PERRY HEIGHTS, OF RECORD IN BOOK 2900, PAGE 18, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SAID LOT FRONTS 49.1 FEET ON THE NORTHERLY SIDE OF THE TURN-AROUND OF NODYNE DRIVE AND RUNS BACK 132 FEET ON THE SOUTHEASTERLY LINE AND 178.2 FEET ON THE WESTERLY LINE TO A DEAD LINE WHICH IS A BROKEN LINE, ON WHICH IT MEASURES 267 FEET.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Instrument No. 20190826-0085285, on August 26, 2019.

PIN NO: 095-16-0-024.00

STREET ADDRESS: 2702 Nodyne Drive, Nashville, TN 37214

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

21-054549 (MD)

Tennessee Certification of Electronic Document

I, Perre Cabell, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on JULY 24, 2021 (date of document).

Affiant Signature

AUGUST 20, 2021
Date

State of MISSISSIPPI

County of HANCOCK

Sworn to and subscribed before me this 20 day of AUGUST, 2021.

Neisha L. Schwartz
Notary's Signature

MY COMMISSION EXPIRES: 12/2/2022

NOTARY'S SEAL

