Karen Johnson Davidson County
Batch# 730902 DEEDQC
10/06/2021 10:31:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211006-0134208

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Better Settlement Services, LLC
600 W Germantown Pike, Suite 450, Plymouth Meeting, PA 19426

Reference Number: BSS-TN-RF-1010833

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Brian Donald Bales and Mary Alice Bales	Brian Donald Bales and Mary Alice Bales	11801015100
1109 Halcyon Avenue	1109 Halcyon Avenue	
Nashville, TN 37204	Nashville, TN 37204	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, MARY ALICE BALES, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto BRIAN DONALD BALES and MARY ALICE BALES, husband and wife, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 1109 Halcyon Avenue, Nashville, TN 37204, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot(s) 41, as shown on the map entitled LG. Noel's Idelwild Subdivision, of record in Plat Book 161, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Tax ID No.: 11801015100

BEING the same which Brian D. Bales by Deed dated April 22, 2020 and recorded April 28, 2020 in the Office of the County Register of Deeds for the County of Davidson, State of Tennessee in Instrument No. 20200428-0044027 conveyed unto Mary Alice Bales.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1109 Halcyon Avenue, Nashville, TN 37204.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29 day of SEPT, 2021.

Mary alice bales
MARY ALICE BALES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MARY ALICE BALES, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 29 day of SEPT, 2021.

Notary Public
My Commission expires: 3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $_____.

BRIAN DONALD BALES

Mary alice bales
MARY ALICE BALES

Subscribed and sworn to before me this 29 day of SEPT, 2021.

Notary Public
My Commission expires: 3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT “A”

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot(s) 41, as shown on the map entitled LG. Noel's Idelwild Subdivision, of record in Plat Book 161, page 120, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

BEING the same which Brian D. Bales by Deed dated April 22, 2020 and recorded April 28, 2020 in the County of Davidson, State of Tennessee in 20200428-0044027 conveyed unto Mary Alice Bales.

For Informational Purposes Only:
Parcel Identification Number: 11801015100

Tennessee Certification of Electronic Document

I, Gavin A. Jones, 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 **September 29, 2021** (date of document).

Affiant Signature

October 4, 2021
Date

COMMONWEALTH
~~State~~ of PENNSYLVANIA

County of MONTGOMERY

Sworn to and subscribed before me this **4** day of **October**, 2**021**.

Notary's Signature

MY COMMISSION EXPIRES: 03/19/2023

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Michael R. Estelle, Notary Public
Montgomery County
My commission expires March 19, 2023
Commission number 1347499