2111 Osage St.

37208

New Owner / Tax Bill Sent To:
Damian Perry
728 Work Drive
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 769495 DEEDQC
12/07/2021 03:41:14 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20211207-0162374

Recording requested by: Damian Perry

When recorded, mail to:

Name: Damian Perry

Address: 728 Work Drive

City/State/Zip: Nashville, TN 37207

Property Tax Parcel/Account Number: 081110126000

Space above reserved for use by Recorder's Office

Document prepared by:

Name _____

Address _____

City/State/Zip ___

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 , Affiant
Subscribed and sworn before me this the
7 Day of Dec. , 2021.
A. Hayes , Deputy Register

Quitclaim Deed

This Quitclaim Deed is made on 12-6-2021, between Wanda Perry McLay, Grantor, of 2111 Osage Street, City of Nashville, State of TN Tennessee, and Damian Perry, Grantee, of 2111 Osage Street, City of Nashville, State of TN Tennessee.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 2111 Osage Street, City of Nashville, State of TN Tennessee:

Source Of Title
20081105-0110040

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2021 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 12-6-2021

Signature of Grantor

Wanda Peray Mckay
Name of Grantor

Jaida Kline
Signature of Witness #1

Jaida Kline
Printed Name of Witness #1

Signature of Witness #2

Victoria Morris
Printed Name of Witness #2

State of Tennessee County of Davidson
On 6th of December, the Grantor, Wanda P. Mckay,
personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Katrina Adams
Notary Signature

Notary Public,
In and for the County of Davidson State of Tennessee
My commission expires: 09-08-2025 Seal

KATRINA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Send all tax statements to Grantee.

SPECIAL WARRANTY DEED

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Collin

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$62,900.00~~ $62,900.00

Affiant Vijosa Devolli

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October 2008

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

BARBARA DURHAM
My Commission Expires
June 12, 2012

Davidson County DEEDWARR
Recvd: 11/05/08 11:53 2 pgs
Fees:13.00 Taxes:232.73

20081105-0110040

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency
3931 Gallatin Pike, Suite B
Nashville, TN 37216
615-782-8115

RT6077

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Wanda P McLay	WANDA P McLay	081-11-0126.007
(NAME) 2111 Osage Street	(NAME) 728 Work Dr	
(ADDRESS)	(ADDRESS)	
Nashville TN 37208 (CITY) (STATE) (ZIP)	Nashville TN 37207 (CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2005-14, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Wanda P McLay, A Single Person AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 52 on the Plan of Champion's Subdivision of certain lots in Harding's Addition, as of record in Book 161, Page 132, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Melvin Richardson by Warranty Deed from New Covenant Christian Church, by Dwayne Bell, Chairman of the Board of Directors, dated October 21, 2005 and recorded October 25, 2005 in Instrument Number 20051025-0128606, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2005-14 by Substitute Trustee's Deed from Recontrust Company, as Substitute Trustee, dated March 12, 2008 and recorded March 18, 2008 in Instrument Number 20080318-0027175, said Register's Office.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 2111 Osage Street Nashville 37208
(House Number/Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Wanda P McLay, and his/her/their assigns, forever.

Said Bank of New York as Trustee for the Certificateholders CWABS, Inc. Asset-Backed Certificates, Series 2005-14, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.