After Recording Return to:

Karen Johnson Davidson County
Batch# 771806 DEEDQC
12/10/2021 03:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211210-0164324

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
133-13-0-076.00

QUITCLAIM DEED

New Owner/ Property Being Conveyed
Mary Elizabeth McNamee
4717 Danby Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 24th day of September, 2021, between MARY ELIZABETH MCNAMEE, formerly known as Mary McNamee Bosse, and known as Mary Bosse, a divorced and not since remarried woman, (*restoring maiden name as granted n Final Decree of Divorce filed September 15, 2019 in the Circuit Court for Wilson county, Tennessee at Lebanon as Docket No. 2019DC383), residing at* 4717 Danby Drive, Nashville, TN 37211 and JAMES A. MCNAMEE and wife, BARBARA P. MCNAMEE, residing at 1064 Glendale Garden Dr. Nashville, TN 37204, collectively hereinafter referred to as "**Party of the First Part**" and MARY ELIZABETH MCNAMEE, an unmarried woman, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, have bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 119 ON THE PLAN OF ABBAY HALL, SECTION I OF RECORD IN PLAT BOOK 2331, PAGE 18, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY AS CONVEYED TO MARY MCNAMEE BOSSE, A/K/A MARY BOSSE, MARRIED, AND JAMES A. MCNAMEE AND WIFE, BARBARA P. MCNAMEE FROM BENJAMIN D. BOSSE, AND WIFE MARY BOSSE, BY QUITCLAIM DEED RECORDED 07/09/2019 IN IN INSTRUMENT NO. 20190709-0066616 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.

PROPERTY ADDRESS: 4717 Danby Drive, Nashville, TN 37211
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Mary Elizabeth McNamee

MARY ELIZABETH MCNAMEE,
formerly known as Mary McNamee Bosse,
and known as Mary Bosse

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 24th day of September, 2021, before me personally appeared MARY ELIZABETH MCNAMEE, formerly known as Mary McNamee Bosse, and known as Mary Bosse to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Nashon Fondren
NOTARY PUBLIC

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 01/08/2024

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

Mary Elizabeth McNamee

MARY ELIZABETH MCNAMEE,
formerly known as Mary McNamee Bosse,
and known as Mary Bosse

Subscribed and sworn to before me this 24th day of September, 2021.

Nashon Fondren
NOTARY PUBLIC

My Commission Expires: 01/08/2024

NASHON FONDREN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

JAMES A. MCNAMEE

BARBARA P. MCNAMEE

STATE OF TENNESSEE }

COUNTY OF Davidson }

On this 24th day of September, 2021, before me personally appeared JAMES A. MCNAMEE and BARBARA P. MCNAMEE to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

NOTARY PUBLIC

My Commission Expires: 01/08/2024

NASHON FONDREN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

JAMES A. MCNAMEE

BARBARA P. MCNAMEE

Subscribed and sworn to before me this 24th day of September, 2021.

NOTARY PUBLIC

My Commission Expires: 01/08/2024

NASHON FONDREN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, LEA MILLER, 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 09/24/2021 (date of document).

Affiant Signature

09/24/2021
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this 24 day of 09, 2021.

Commonwealth of Pennsylvania - Notary Seal
Zachariah Dye, Notary Public
Allegheny County
My commission expires April 07, 2025
Commission number 1396198

Notary's Signature

MY COMMISSION EXPIRES: 04/07/2025

NOTARY'S SEAL