Karen Johnson Davidson County
Batch# 798011 DEEDQC
02/01/2022 09:42:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220201-0011374

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste. 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Cameron Kagay
4023 University Avenue
Old Hickory, TN 37138

Send Tax Bill to:
Owner

Map-Parcel Numbers:
063-08-0-239.00

State of Tennessee
County of Davidson

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 9 day of June, 2020.

Notary Public

My Commission Expires:
3/8/22

RYLAN AASEBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **GARY R. GERMERAAD AND WIFE, CATHY A. GERMERAAD**, HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **LAURIE B. KAGAY AND CAMERON J. KAGAY, WIFE AND HUSBAND**, HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 4023 University Ave., Old Hickory, TN 37138.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 9 day of June, 2020.

By: Gary R. Germeraad

By: Cathy A. Germeraad

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Gary R. Germeraad and Cathy A. Germeraad**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 9 day of June, 2020.

My commission expires: 3/8/22

Notary Public

Exhibit A

Land in Davidson County, Tennessee, being all of Lot No. 6 and 8, Block A-1, on the Map of Hadley's Bend City, of record in Plat Book 421, Page 120, Register's Office for Davidson County, Tennessee, reference to which is hereby made for a more complete description.

Being the same property conveyed to Laurie B. Kagay and husband, Cameron J. Kagay, and Gary R. Germeraad and wife, Cathy A. Germeraad, as tenants in commons with expressed rights of survivorship, from Jason Wilkerson, a married man, by warranty deed dated July 9, 2009, of record in Instrument No. 20090715-0066256, Register's Office for Davidson County, Tennessee.

RYLAN AASEBY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Benjamin Seamon, 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 certified true and exact copy of the original document executed and authenticated according to law on 6-9-20.

Affiant Signature

1-21-22

Date

State of Williamson

County of Tennessee

Sworn to and subscribed before me this 21 day of January, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 9-6-22

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY