Karen Johnson Davidson County
Batch# 803090 DEEDQC
02/10/2022 09:22:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20220210-0015420

AFTER RECORDING RETURN TO:
Vylla Title, LLC
ATTN: Post Close Dept., 6200 Tennyson Pkwy, Suite 110
Plano, TX 75024
File No. 101-10372206

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Parcel ID No.: 149 03 0A 046.00

QUITCLAIM DEED

This deed is exempt from transfer tax pursuant to Sec. 67-4-409(a)(3)(A)(i).

THIS DEED made and entered into on this 20th day of Jan, 2022, by and between **Monica McCray F/K/A Monica Denise Nixon, a married woman, joined in execution by her spouse, William C. McCray, III,** a mailing address of 3216 Clapham Road, Antioch, TN 37013, hereinafter referred to as Grantor(s) and **Monica McCray and William C. McCray, III, wife and husband, as tenants by the entirety,** a mailing address of 3216 Clapham Road, Antioch, TN 37013, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Property Address: 3216 Clapham Road, Antioch, TN 37013

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Instrument Number: 20180615-0057674, recorded on 09/02/2009 in Davidson County, Tennessee.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Monica McCray F/K/A Monica Denise Nixon

Monica McCray F/K/A Monica Denise Nixon

William C. McCray, III

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, Monica McCray F/K/A Monica Denise Nixon and William C. McCray, III, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Antioch, TN, this 20th day of Jan., 2022.

Karen R. Campbell
Notary Public
My Commission expires: Sept. 8, 2025

No title exam performed by the preparer. Legal description and party's names provided by the party.

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Monica McCray
Affiant

Print Name: Monica McCray

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 20th day of Jan, 2022

Karen R. Campbell
Notary Public
My Commission Expires: Sept. 8, 2025

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Name and address for person(s) responsible for taxes:

Monica McCray and William C. McCray, III
3216 Clapham Road
Antioch, TN 37013

Name and address of property owner:

Monica McCray and William C. McCray, III
3216 Clapham Road
Antioch, TN 37013

EXHIBIT A
LEGAL DESCRIPTION

The following described real estate, to-wit:

Being Lot No. 79 on the Plan of Section One, Chelsea Village Addition, of record in Plat Book 7900, page 704, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Parcel ID Number: 149 03 0A 046.00

Property commonly known as: 3216 Clapham Road, Antioch, TN 37013

TRUE COPY CERTIFICATION

I, Monica McCray, borrower ~~licensed attorney~~ do hereby make oath that I am a ~~licensed attorney~~ and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Monica McCray
Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, Karen R. Campbell [Name of Notary],

a notary public for this county and state, Monica McCray [name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen R. Campbell
Notary's Signature

My Commission Expires: Sept. 8, 2025

Notary's Seal

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Tennessee Certification of Electronic Document

I, **ROBERT ANDERSON**, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electric 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 1/20/2022 (date of document).

Affiant Signature

Date 1/31/2022

STATE OF PENSYLVANIA

COUNTY OF ALLEGHENY

Sworn to and subscribed before me this 31th day of January, ~~2021~~ 2022

Notary Signature

My Commission Expires: 6-22-2025

Commonwealth of Pennsylvania - Notary Seal
CARA SUE TAUCHER - Notary Public
Allegheny County
My Commission Expires June 22, 2025
Commission Number 1400134