Karen Johnson Davidson County
Batch# 808499 DEEDQC
02/18/2022 11:21:30 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20220218-0019220

LW-274279-D

THIS INSTRUMENT PREPARED BY:	WHEN RECORDED RETURN TO:	Send Tax Bills To Grantee(s) at:	Map & Parcel No.
Carolyn Dale Attorney at Law*, c/o Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024	Doma Insurance Agency, Inc. FKA States Title Agency, Inc. Recording Dept 4 Park Plaza Suite 1500 Irvine, CA 92614	Mark McEver and Audry Deal-McEver 4200 Dakota Avenue, Nashville, TN 37209	091-16-0-263-00

QUITCLAIM DEED

FOR ZERO DOLLARS ($0.00), and other good and valuable consideration, given by Mark McEver and Audry Deal-McEver, husband and wife, as tenants by the entirety, whose address is 4200 Dakota Avenue, Nashville, TN 37209 ("Grantee(s)"), the receipt and sufficiency all of which is hereby acknowledged, Mark McEver, joined in execution by spouse, Audry Deal-McEver, whose address is 4200 Dakota Avenue, Nashville, TN 37209, ("Grantor(s)"), does hereby quitclaim and convey unto Grantee(s), Grantee's heirs, and assigns (if applicable), all of Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

BEING THE EASTERLY 50.0 FEET OF LOT NO. 101 OF BLOCK 4 ON THE PLAN OF CHARLOTTE PARK COMPANY'S FIRST ADDITION TO NASHVILLE OF RECORD IN BOOK 57, PAGE 103, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID PART OF LOT NO. 101 FRONTS 50.0 FEET ON THE NORTHERLY SIDE OF DAKOTA AVENUE (FORMERLY FOURTH AVENUE) AND EXTENDS BACK BETWEEN PARALLEL LINES WITH THE WESTERLY MARGIN OF 42ND AVENUE NORTH, FORMERLY FIRST STREET, 150.0 FEET TO AN ALLEY.

The legal description was obtained from a previously recorded instrument or from the title commitment generated for this transaction.

Being the same real estate conveyed to Grantor by instrument recorded on 05/06/2010 at Instrument Number 20100506-0034828 in the Register's Office of Davidson County, Tennessee.

Commonly known as 4200 Dakota Avenue, Nashville, TN 37209. This address is provided for informational purposes only.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. AND, subject always to those liens, easements, encumbrances and exceptions of record.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

[Signature Page Follows]

File No. LW-274279-O

GRANTOR(S):

Audry Deal-McEver

ACKNOWLEDGMENT

STATE OF TN)
)
COUNTY OF Davidson)

Personally appeared before me, Louis N Ogiemudia, notary public, Audry Deal-McEver, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of Jan 2022.

Notary Public

Louis N Ogiemudia

Notary Public Name (Printed)

My Commission Expires: 09-06-2022

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR(S):

x _____

Mark McEver

ACKNOWLEDGMENT

STATE OF TN)

)

COUNTY OF Davidson)

Personally appeared before me, Louis N Ogiemudia, notary public, Mark McEver, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of Jan 2022.

_____

Notary Public

Louis N Ogiemudia

Notary Public Name (Printed)

My Commission Expires: 09-06-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Information contained in this deed was provided to the preparer by a party's agent. The preparer is not responsible for the closing, the execution of this document, the validity of any power of attorney used in conjunction with the closing, the collection of taxes, or the recording of this deed. The preparer is not responsible for any typed or hand-written additions made to this deed after its preparation. The preparer did not review a title search or provide legal advice regarding this document or the transaction. Any questions regarding this deed should be directed to: Betters Law Firm PLLC, 800 Town & Country Boulevard, Suite 500, Houston, Texas 77024, info@betterslawfirm.com, 713-360-6290.

OATH OF CONSIDERATION

The actual consideration or value, whichever is greater, for this transfer is $0.00.

GRANTEE(S):

Mark McEver

Audry Deal-McEver

ACKNOWLEDGMENT

STATE OF TENNESSEE

COUNTY OF Davidson

Personally appeared before me, Louis N Ogiemudia, notary public, Mark McEver and Audry Deal-McEver, husband and wife, as tenants by the entirety, the within named Grantee(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 28 day of Jan 2022.

Notary Public

Louis N Ogiemudia

Notary Public Name (Printed)

My Commission Expires: 9-6-22

LOUIS NOSAKHARE OGIEMUDIA SR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

(For Recording Data Only)

Tennessee Certification of Electronic Document

I, Mario Gallardo, 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 1-28-22 (date of document).

Affiant Signature

2-4-22
Date

State of _____

County of _____

Sworn to and subscribed before me this _____ day of _____, 2_____.

See attach

Notary's Signature

MY COMMISSION EXPIRES:_____

NOTARY'S SEAL

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange)

On 2-4-22 before me, Mirhan Hassanein, Notary Public
(insert name and title of the officer)

personally appeared Mario Gallardo,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

NRO1 MIRHAN HASSANEIN
COMM. #2236734
Notary Public - California
Orange County
My Comm. Expires Apr. 2, 2022 NRO1

Signature _____ **(Seal)**