This instrument prepared by:

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Maniatis Law PLLC
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Nashville TN 37214
615-366-1211

Send tax bills to:

NEW OWNER

Parcel Number:

073 11 0 118.00

Karen Johnson Davidson County
Batch# 825168 DEEDQC
03/21/2022 08:52:23 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20220321-0031924

Address of new owner:

Stacey Rene McGrath
2310 Tally Green Court
Nashville, TN 37214

QUITCLAIM DEED

THIS INDENTURE, is made between **ANDREW RYAN MCGRATH** hereinafter referred to as the "Grantor" and **STACEY RENE MCGRATH** hereinafter referred to as "Grantee."

WITNESSETH:

Grantor, and for other good and valuable consideration in the sum of $1.00, has released and quit claimed, and does hereby bargain, sell remise, release and quitclaim unto the Grantee as part of the marital dissolution agreement and per T.C.A 66-5-209, the following described premises, to wit:

Land in Davidson County, Tennessee, being Lot(s) 2A, as shown on the map entitled Zone Lot Division of Lots 2, 3, 6, & 7, Tally Green, of record in Plat Book 6250, Page 73, amended in Plat Book 6250, Page 954, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate property description.

Being the same property conveyed to Stacey Rene McGrath and Andrew Ryan

McGrath by Iris D. Rivers by Warranty Deed of record in instrument number 20190930-0099073 dated September 30, 2019, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Iris D. Bush, by deed from Judith Whitworth F/K/A Judith Walker, of record in Instrument No. 20061003-0122453, dated September 25, 2006, Register's Office for Davidson County, Tennessee.

This is improved property known as: **2310 Tally Green Court, Nashville, TN 37214.**

NOW, THEREFORE, the Grantor does hereby transfer and convey, quitclaim and assign forever, all his/her rights, title and interest in and to the above describe real property.

FURTHER, the Grantee indemnifies the Grantor from any continuing liability on the above-described real property to include any judgments for deficiency from a foreclosure action.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal the day and year first above written.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever, and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the tittle of said land to the said GRANTEE(S) their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

ANDREW RYAN MCGRATH
Grantor

STATE OF California)
COUNTY OF Alameda)

Personally appeared before me, a notary public in and for said County and State, the within Grantor, **ANDREW RYAN MCGRATH**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

NOTARY PUBLIC

02/16/2022
Date

My Commission Expires: 12/07/2025

S. WALLS
COMM. #2385692
NOTARY PUBLIC • CALIFORNIA
SANTA CLARA COUNTY
Commission Expires DEC 07, 2025