Prepared By

Name: Rachel Quigley

Address: 6030 SW 45th Ave

Portland OR 97221

Karen Johnson Davidson County
Batch# 853223 DEEDQC
05/10/2022 01:58:58 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220510-0053454

After Recording Return To

Name: William & Rachel Quigley

Address: 6030 SW 45th Ave

Portland OR 97221

Space above for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE

COUNTY OF Davidson

KNOW ALL MEN BY THESE PRESENTS, That Brian Patrick Quigley, a single man, residing at 2411 W Horatio St. #528, County of Hillsborough, City of Tampa, State of Florida (hereinafter known as the "Grantor") hereby releases and quitclaims to William J. Quigley & Rachel R. Quigley, a married couple, residing at 6030 SW 45th Ave, County of Multnomah, City of Portland, State of Oregon (hereinafter known as the "Grantees") for the sum of One dollar ($1.00) and releases all the rights, title, interest, and claim in or to the following described real estate, situated in the County of Davidson, Tennessee to wit:

Real Property located at 704 Ortega Rd, Nashville, TN 37214,
Tax/Parcel ID 096-16-0-040.00, being Lot No. 39, on the Plan of Hickory Bend, Section 5, of record in Book 3600, Page 45, Register's Office for said county.

Party responsible for property taxes are William J Quigley and Rachel R Quigley, husband and wife. Mailing address: 6030 SW 45th Ave. Portland, OR 97221.

Brian Quigley
Grantor's Signature

Brian Quigley
Grantor's Name

17092 PCH #102
Address

Huntington Beach, CA 92649
City, State & Zip

STATE OF Florida

COUNTY OF Hillsborough

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Brian Quigley whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they executed the same voluntarily on the day the same bears date.

Given under my hand this 3rd day of March 2022

Demetrius A. Williams
Notary Public State of Florida
My Comm. Expires 02/01/25
Commission# HH087746

Notary Public

My Commission Expires: 2/01/2025

Exhibit A
Source of title

Prepared by:
Realty Title & Escrow Company, Inc.
1285 North Mt. Juliet Road
Mt. Juliet, TN 37122

Karen Johnson Davidson County
Batch# 462837 DEEDWARR
08/24/2020 01:29:30 PM 3 pgs
Fees: $18.00 Taxes: $1,176.60
20200824-0095561

STATE OF TENNESSEE
COUNTY OF WILSON
The actual consideration or value, whichever is greater, for this transfer is $318,000.00.

Affiant

Subscribed and sworn to before me, this 21 day of August, 2020.

Notary Public
My commission expires: 5/11/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

06-2007-77504

Address of New Owner:	Send Tax Bills to:	Tax Information:
William J. Quigley 704 Ortega Rd Nashville TN 37214	Same As Owner	096-16-0-040.00

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Ross Edward Bagwell and Kimberly Lauren Knotts, now know as Kimberly Bagwell, a married couple,** hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **William J. Quigley and Rachel R. Quigley, husband and wife and Brian P. Quigley, a single man,** hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Lot No. 39, on the Plan of Hickory Bend, Section 5, of record in Book 3600, Page 45, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ross Edward Bagwell and Kimberly Lauren Knotts by deed from Marvin N. Lowman, a married man, dated October 16, 2015, recorded October 19, 2015, of record in Instrument No. 20151019-0106264, Register's Office for Davidson County, Tennessee. Elizabeth C. Lowman, spouse of Marvin N. Lowman, joined in this instrument to convey her marital interest, if any, in subject property.

Kimberly Lauren Knotts is now know as Kimberly Bagwell.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 704 Ortega Rd, Nashville, TN 37214.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised 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. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, 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.

WITNESS my hand this 21 day of August, 2020.

Ross Edward Bagwell

Kimberly Bagwell

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Ross Edward Bagwell and Kimberly Bagwell**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Mt. Juliet, TN, this 21 day of August, 2020.

Notary Public
State of Tennessee at Large

My Commission expires: 5/17/21

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

True Copy Certification

I, Megan Kriner, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Jason C. Nguyen, a notary public for this county and state, Megan Kriner, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/14/21

{Notary' Seal}

JASON C. NGUYEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $1.00. One dollar

Affiant William R Dunlay Rachel R Dunlay

Subscribed and sworn before me, this 5 day of April, 2022

Notary

OFFICIAL STAMP
NICOLE RENEE ELLSON
NOTARY PUBLIC - OREGON
COMMISSION NO. 1008160
MY COMMISSION EXPIRES JANUARY 21, 2025

Addendum to Quit Claim deed
for property located at
704 Ortega Rd. Nashville, TN 37214