AFTER RECORDING RETURN TO:
JULIUS O. GREEN
3320 William Bailey Drive
Nashville, TN 37207
File No. R-226654-WCM

Karen Johnson Davidson County
Batch# 862678 DEEDQC
05/25/2022 01:27:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220525-0060803

This document prepared by:
John Windsor, Esq.
8940 Main Street
Clarence, NY 14031
866-333-3081

Tax ID No.: 059-15-0A-092-00

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THIS DEED made and entered into on this 13th day of May, 2022, by and between **JULIUS O. GREEN, A MARRIED MAN, WHO ACQUIRED TITLE AS AN UNMARRIED MAN**, residing at 3320 William Bailey Drive, Nashville, TN 37207, hereinafter referred to as Grantor(s) and **JULIUS O. GREEN, A MARRIED MAN**, residing at 3320 William Bailey Drive, Nashville, TN 37207, 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: 3320 William Bailey Drive, Nashville, TN 37207

Being the same property conveyed to the Grantor(s) in a Deed recorded on 08/08/2016 under Instrument Number: 20160808-0082451 in the Register's Office of Davidson County, Tennessee.

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

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

JULIUS O. GREEN

STATE OF ~~TENNESSEE~~ KAR NC
COUNTY OF Mecklenburg

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, JULIUS O. GREEN, 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 Charlotte, NC, this 13th day of May, 2022

Kirstin R Rew
Notary Public

My Commission expires: 3-15-24

Kirstin R Rew
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires March 15, 2026

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.

Affiant

Print Name: Julius O Green

STATE OF NC
COUNTY OF Mecklenburg

Sworn to before me this 13th day of May, 2022

Notary Public
My Commission Expires: 3-15-26

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

JULIUS O. GREEN
3320 William Bailey Drive
Nashville, TN 37207

Name and address of property owner:
JULIUS O. GREEN
3320 William Bailey Drive
Nashville, TN 37207

Kirstin R Rew
NOTARY PUBLIC
Mecklenburg County, NC
My Commission Expires March 15, 2026

EXHIBIT A
LEGAL DESCRIPTION

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 120, ON THE PLAN OF CHATEAU VALLEY, PHASE III, OF RECORD AS INSTRUMENT NO. 20001103-0109136, REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

SUBJECT TO THE FOLLOWING:

ALL EASEMENTS, RESTRICTIVE COVENANTS AND CONDITIONS, AND OTHER MATTERS OF RECORD, INCLUDING ITEMS SET OUT ON ANY APPLICABLE PLAT OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO JULIUS O. GREEN, AN UNMARRIED MAN FROM WILLIAM F. PHILLIPS AND WIFE, TANYA F. PHILLIPS BY DEED DATED AUGUST 5, 2016 AND RECORDED ON AUGUST 8, 2016, AS 20160808-0082451.

Parcel ID Number: 059-15-0A-092-00

Property commonly known as: 3320 William Bailey Drive, Nashville, TN 37207

Certificate of Authenticity

I, Emmitt Johnican, 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 is electronic document is true and exact copy of the original documents executed and authenticated according to law on 5-13-2022.

Affiant Signature

5-16-2022

Date

State of Rhode Island

County of Kent

Sworn to and subscribed before me this 16 day of May, 2022.

Notary Signature

My Commission Expires 08/30/2024

Notary's Seal

Sarah Murphy
NOTARY
PUBLIC
STATE OF RHODE ISLAND