Karen Johnson Davidson County
Batch# 931629 DEEDQC
10/19/2022 12:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20221019-0114066

72673938-
8417114

(1) QUITCLAIM DEED

405720087859

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-22583216

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Nancy Hale Bain**
Address of New Owner(s): **624 Freedom Place, Nashville, TN 37209**

Property ID NUMBER: 090 12 0 244.00

THIS INDENTURE, made and entered into this 11th day of October, 20 22, by and between **Nancy Hale Bain AKA Diane Bain, an unmarried woman,** party of the first part, and **Nancy Hale Bain, an unmarried woman,** party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

BEING LOT NO. 25 ON THE PLAN OF WESTBORO, SECTION 5, AS OF RECORD IN BOOK 3300, PAGE 3.

SAID LOT NO. 25 FRONTS 30 FEET ON THE SOUTHEASTERLY SIDE AT FREEDOM PLACE AND EXTENDS BACK BETWEEN LINES, 165.9 FEET ON THE NORTHEASTERLY LINE AND 142.4 FEET ON THE SOUTHWESTERLY LINE TO A BROKEN LINE IN THE REAR ON WHICH IT MEASURES 180 FEET THEREON.

For Information Purposes Only:

Being the same property conveyed by Quit Claim Deed from Douglas E. Jones, Trustee to Jerry W. Bain and wife, Diane Bain dated September 19, 1979 and recorded November 15, 1979 in Book 5531, Page 335. Jerry Bain, who acquired title with Diane Bain as husband and wife, departed this life 03/13/2018.

TMS: 090 12 0 244.00

Property Address: 624 Freedom Place, Nashville, TN 37209

This conveyance is subject to 2022 Davidson County, City of Nashville Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

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WITNESS the signature of the said party of the first part the day and year first above written.

Nancy Hale Bain AKA Diane Bain
Nancy Hale Bain AKA Diane Bain

STATE OF Tennessee

COUNTY OF Davidson **Acknowledgement**

On this 11th day of October, 2022, before me personally appeared Nancy Hale Bain AKA Diane Bain, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 11th day of October 2022

Signature of Notary Public

RONALD L. MURRELL, JR.
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

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AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$318,477.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00, exempt, (4) transfers from one (1) or more co-owners solely to one (1) or more co-owners.**

Nancy Hale Bain

Nancy Hale Bain

Subscribed and sworn to before me this 11th day of October 2022.

Notary Public Signature

My commission expires: 6-15-2026

RONALD L. MURRELL, JR.
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

MCD 72673938 QC101 01 0206

Tennessee Certification of Electronic Document

I, Sam Rider, 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 10/11/2022 (date of document).

Affiant Signature

Oct 14, 2022
Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 14 day of October, 2022

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE