Karen Johnson Davidson County
Batch# 999672 DEEDQC
05/04/2023 02:48:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230504-0033320

This Instrument Prepared by & Return to:
Providence Title, LLC, 25 Century Blvd., Ste. 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **John Pleas, unmarried, Michael K. Neal, Sr., Kenneth R. Neal, and Darrell J. Neal** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Valerie D. Neal,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee being Lot No 18 on the Plan of Riverview Gardens, as of record in Book 3600, Page 46, of the Register's Office of Davidson County, Tennessee.

Being the property conveyed to Katherine Bonner Neal by Final Decree of record at Book 5754, Page 507 in said Register's Office, Tennessee.

Katherine Bonner Neal married John Pleas and became Katherine Bonner Pleas.

Katherine Bonner Pleas died on January 12, 2023 leaving her husband John Pleas, and children Michael K. Neal, Sr., Kenneth R. Neal, Darrell J. Neal, Valerie D. Neal as her remaining heirs by Affidavits of Heirship of record at Instrument No. _____202305040033318_____ and Instrument No. ___202305040033319_____ in said Register's Office, Tennessee.

Grantors warrant that this is not their primary residence.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 3 day of **May, 2023.**

John Pleas Michael K. Neal, Sr. Kenneth R. Neal

Darrell J. Neal

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **John Pleas, Michael K. Neal, Sr., Kenneth R. Neal, and Darrell J. Neal,** with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3 day of **May, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 3 day of **May, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/7/2026

ASHLEE D. PAGE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:	**2410 18th Ave N, Nashville, TN 37208**
TAX PARCEL NO.:	081 03 0 310.00
PROPERTY OWNER:	**Valerie D. Neal**
OWNER'S ADDRESS:	**2410 18th Ave N, Nashville, TN 37208**
MAIL TAX BILLS TO:	Valerie D. Neal, **2410 18th Ave N, Nashville, TN 37208**

Certificate of Authenticity

I, Holly A. Mason, 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 May 3, 2023.

Affiant Signature

5/3/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of May, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2026