Prepared By:
Ashley Goins Alderson
STITES & HARBISON, PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 1155478 DEEDQC
07/08/2024 01:35:30 PM 7 pgs
Fees: $37.00 Taxes: $0.00
20240708-0051056

# QUITCLAIM DEED

| ADDRESS NEW OWNERS: | SEND TAX BILLS TO: | MAP-PARCEL: |
|---|---|---|
| Lillian Grace Bay<br>942 Mansfield Street<br>Nashville, TN 37206 | Lillian Grace Bay<br>942 Mansfield Street<br>Nashville, TN 37206 | 082-08-0-360.00 |

FOR AND IN CONSIDERATION of the sum of ONE AND NO/100 DOLLARS ($1.00), cash in hand paid by the hereinafter named GRANTEE, the receipt of which is hereby acknowledged, THIS QUITCLAIM DEED, made this 21 day of June, 2024, by and between **Lillian Grace Bay** and **Michael Bay,** wife and husband, ("Grantors"), hereby quitclaim to **Lillian Grace Bay** ("Grantee"), any and all Grantors' right, title and interest in that certain real property located in Davidson County, Tennessee, as more particularly described on Exhibit A attached hereto.

Said property, together with appurtenances, hereditaments, estate, title and interest thereto belonging to Grantees, forever.

This is improved property commonly known as 942 Mansfield Street, Nashville, Davidson County, Tennessee 37206.

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed and delivered in accordance with the terms of a Property Settlement Agreement in that certain case styled Michael Timothy Bay v. Lillian Grace Bay, Case No. 23D-895, Third Circuit Court for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 24 day of June, 2024.

**GRANTORS:**

Lillian Grace Bay

Michael Timothy Bay

**STATE OF TENNESSEE )**

**COUNTY OF _____ )**

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael Timothy Bay with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and seal, at office in Nashville, Tennessee, this ___ day of _____, 2024.

_____
Notary Public

My Commission Expires: _____

**STATE OF TENNESSEE )**

**COUNTY OF Davidson )**

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lillian Grace Bay with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and seal, at office in Nashville, Tennessee, this 24 day of June, 2024.

Barbara Collins
Notary Public

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
Oct. 20, 2026

My Commission Expires: 10/20/2026

**STATE OF TENNESSEE )**

**COUNTY OF** Davidson )

The actual consideration or value of property conveyed (whichever is greater) is $0.00.

Affiant

Sworn to and subscribed before me this 24 day of June, 2024.

Notary Public

My Commission Expires: 10/20/2026

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires
Oct. 20, 2026

IN WITNESS WHEREOF, Grantor has executed this instrument on this 21 day of June, 2024.

**GRANTORS:**

Lillian Grace Bay

Michael Timothy Bay

**STATE OF TENNESSEE )**

**COUNTY OF** Davidson **)**

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Michael Timothy Bay with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and seal, at office in Nashville, Tennessee, this 21st day of June, 2024.

Notary Public

My Commission Expires: 11/06/2024

JESSICA CAMLOCK STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

**STATE OF TENNESSEE )**

**COUNTY OF _____ )**

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Lillian Grace Bay with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

**WITNESS** my hand and seal, at office in Nashville, Tennessee, this ___ day of _____, 2024.

Notary Public

My Commission Expires: _____

**STATE OF TENNESSEE )**

**COUNTY OF** Davidson **)**

The actual consideration or value of property conveyed (whichever is greater) is $0.00.

_____
Affiant

Sworn to and subscribed before me this 21st day of June, 2024.

_____
Notary Public

My Commission Expires: 11/06/2024

JESSICA CAMMOCK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

## EXHIBIT A

## LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 9 on the map of Phillip Olwill's Addition to East Nashville of record in Book 57, Page 134, Register's Office for said county. Said Lot No. 9 fronts 50 feet on the southerly side of Mansfield Avenue and extends back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Lillian Grace Bay and Michael Bay, wife and husband, from Robert John O'Block and Maggie O'Block, husband and wife, by Warranty Deed of record as Instrument No. 20220601-0063400, dated May 25, 2021 and recorded on June 1, 2022, said Register's Office.

**Tennessee Certification of Electronic Document**

I, Peter Ranser, 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 **6/21/2024** (date of document).

Affiant Signature

**6/21/2024**
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this **21st** day of **June**, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 7/2/2025

NOTARY'S SEAL

**OFFICIAL SEAL**
VICKI VOIGT
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES: 7/2/2025