This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1182384 DEEDQC
09/17/2024 09:55:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240917-0071806

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Mark and Janis McNeely 1301 Beddington Park Nashville, TN 37215	Same	159-02-0-063.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, Mark A. McNeely and Janis V. McNeely, as tenants in common without right of survivorship, ("**Grantors**") do hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto Mark A. McNeely and Janis V. McNeely, husband and wife, as tenants by the entirety, and their successors and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 72 on the Plan of Hound's Run, a Planned Unit Development, as of record in Book 6900, Pages 167 through 171, said Register's Office, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Mark A. McNeely and Janis V. McNeely, as tenants in common without right of survivorship, by Quitclaim Deed from Mark A. McNeely and wife, Janis V. McNeely, of record in Instrument No. 20090304-0019103, Register's Office for Davidson County, Tennessee, dated February 24th, 2009, and recorded on March 4, 2009.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property. Tennessee Code Annotated §35-15-510 shall apply to the property or its proceeds.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The consideration for this conveyance, per T.C.A. 67-4-409(a)(1)(D), is $-0-.

Subscribed and sworn to before me this the 13th day of September, 2024.

Affiant

Notary Public

My Commission Expires:

FLETCHER OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31, 2026

This is improved property known as 1301 Beddington Park, Nashville, TN 37215.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 13th day of September, 2024.

Mark A. McNeely, Grantor

Janis V. McNeely, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Mark A. McNeely and Janis V. McNeely, the within named Grantors, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 13th day of September, 2024.

Notary Public

My Commission Expires:

FLETCHER OUTEN
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires MAY 31, 2026

Certificate of Authenticity

I, Sarah Arick, 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 September 13, 2024.

Date: 09/16/2024

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on September 16, 2024.

Notary Public: R. Whitney Boyd

My Commission Expires:

R. WHITNEY BOYD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 8 2027