Karen Johnson Davidson County
Batch# 1208868 DEEDQC
11/27/2024 12:18:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241127-0092917

QUITCLAIM DEED

MAIL RECORDED DEED TO:

LORI ORTEGA
ADVOCUS NATIONAL TITLE INSURANCE COMPANY
1 SOUTH WACKER DR.
24TH FLOOR
CHICAGO, IL 60606

OWNER (SEND TAX BILLS TO):

MICHAEL BAY
723 JOSEPH AVENUE
NASHVILLE, TN 37207

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, MICHAEL TIMOTHY BAY and LILLIAN GRACE CUMMINGS, husband and wife (herein, "Grantor"), whose address is 723 Joseph Avenue, Nashville, TN 37207, hereby bargains, sells, remises, releases, quit claims and conveys to MICHAEL BAY, a married man (herein, "Grantee"), whose address is 723 Joseph Avenue, Nashville, TN 37207, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 723 Joseph Avenue, Nashville, TN 37207

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 20 day of November, 2024

PIN NO: 082-07-0-196

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Michael Timothy Bay

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Michael Timothy Bay, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of November, 2024.

[Affix Notary Seal]

GENA R CAPPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

SIGNATURE OF NOTARY PUBLIC
My commission expires: 08-21-2027

GRANTOR:

Lillian Grace Cummings

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Lillian Grace Cummings, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 20 day of November, 2024.

[Affix Notary Seal]

GENA R CAPPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

SIGNATURE OF NOTARY PUBLIC
My commission expires: 08-21-2027

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is **$10.00**.

Grantee:

Grantee signature: _____

Michael Bay

Subscribed and sworn to under oath before me, this 20 day of November, 2024 by Michael Bay.

[Affix Notary Seal]

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 08-21-2027

GENA R CAPPS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

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 NO. 12 ON THE PLAN OF TOWNWOOD HOMES, SECTION I OF RECORD IN PLAT BOOK 3106, PAGE 147, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument #20190222-0016225 on February 22, 2019.

PIN NO: 082-07-0-196

STREET ADDRESS:

723 Joseph Avenue, Nashville, TN 37207

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Certificate of Authenticity

I, Peter Rausey, 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 11/20/2024.

Date

Affiant Signature

11/20/2024
Date

State of Illinois

County of Cook

Sworn to and subscribed before me this 20TH day of NOVEMBER, 2024.

Notary's Signature

OFFICIAL SEAL
LOURDES SIMMS
Notary Public, State of Illinois
Commission No. 908205
My Commission Expires February 07, 2028

My Commission Expires: 2/7/28
Date

Notary's Seal (if on paper)