QUITCLAIM DEED

FROM: LILLIAN GRACE BAY

TO: MICHAEL TIMOTHY BAY

This Instrument was prepared by:

Nashville Law Offices, PLLC
500 Church St, Suite 210
Nashville, TN 37219

Address New Owner:
Michael Timothy Bay
723 Joseph Avenue
Nashville, TN 37207

Send Tax Bills To:
Michael Timothy Bay
723 Joseph Avenue
Nashville, TN 37207

Map-Parcel No.:
082-07-0-196.00

Karen Johnson Davidson County
Batch # 1238254 DEEDQC
02/18/2025 04:01:37 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250218-0012029

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled MICHAEL TIMOTHY BAY v. LILLIAN GRACE BAY, Docket No. 23D895, Third Circuit Court of Davidson County, Tennessee and pursuant to a division of marital property and that there was no monetary consideration given for the transfer.

Sworn to and subscribed before me, this 23rd day of January, 2025.

JILL K. CARPENTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jill K. Carpenter
NOTARY PUBLIC
My Commission Expires: 9/5/2028

This transaction is exempt from tax pursuant to T.C. A. §67-4-409 (a)(3)(E), and in accordance with the terms and condition of the Marital Dissolution Agreement executed in that certain case MICHAEL TIMOTHY BAY v. LILLIAN GRACE BAY, Docket No. 23D895, Third Circuit Court of Davidson County, Tennessee. Accordingly, Lillian Grace Bay has bargained and sold, and by these presents does transfer and quitclaim to Michael Timothy Bay, his heirs, successors, and assigns, all of her right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

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 1

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.

Legal description obtained from prior deed.

This conveyance is subject to: all covenants, easements, restrictions and other matters of record.

This is improved property known as 723 Joseph Avenue, Nashville, TN 37207.

Witness my hand this 30th day of January, 2025.

Lillian Grace Bay

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, Lillian Grace Bay in and for the aforesaid County and State, Lillian Grace Bay, with whom I am personally acquainted or whose identity was proved to me on the basis of satisfactory evidence, and who acknowledged that s/he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 30th day of January, 2025.

ANGELA K. BEASLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Angela K. Beasley
NOTARY PUBLIC
My Commission Expires: 3-3-25

DISCLAIMER

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED TO PREPARER. THERE HAS BEEN NO TITLE SEARCH OR EXAMINATION TO DETERMINE OWNERSHIP OR STATUS OF TITLE, AND PREPARER MAKES NO WARRANTIES AS TO THE ACCURACY OF INFORMATION FURNISHED.