QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES 9-25-04

(AFFIX SEAL)

PENNY CROOK NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

Davidson County DEEDQC
Recvd: 03/04/04 13:18 2pgs
Fees:12.00 Taxes:0.00

20040304-0024678

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Brentwood, TN 37027

f-1575

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JPMorgan Chase Bank	JPMorgan Chase Bank	105-11-0-210.00
(NAME)	(NAME)	
9350 Waxie Way	9350 Waxie Way	
(ADDRESS)	(ADDRESS)	
San Diego, CA 92123	San Diego, CA 92123	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Mortgage Electronic Registration Systems, Inc. SAID GRANTOR DOES HEREBY QUIT CLAIM, All interest UNTO JPMorgan Chase Bank,* AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

*as Trustee

Being the southerly 20 feet of Lot No. 8 and the northerly 48 feet of lot No. 10 of Aldrich Bros., and Myers Subdivision, of record in Book 161, Page 44, Register's Office for Davidson County, Tennessee.

Said portions of lot No. 8 and Lot No. 10 front 68 feet on the westerly margin of Byrum Avenue and extend back between parallel lines a distance of 150 feet to a proposed 15 foot alley.

Being all of the same property conveyed to Mortgage Electronic Registration Systems, Inc. by Substitute Trustee's Deed of record in Instrument 20010107-002565, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 2143/2145 Byrum Avenue, Nashville, TN 37203

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

IN WITNESS WHEREOF, the said Mortgage Electronic Registration Systems, Inc., has executed this deed this 29th day of December, 2003.

Mortgage Electronic Registration Systems, Inc.

By: Sharmel Dawson-Tyau

Sharmel Dawson-Tyau

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sharmel Dawson-Tyau, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the A.V.P. respectively of the Mortgage Electronic Registration Systems, Inc., the within named bargainor, a corporation, and that he/she as such A.V.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at San Diego, California this 29th day of December, 2003.

Commission expires:

TERRI ACIERNO
COMM. # 1348312
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
COMM. EXP. MARCH 25, 2006

Notary Public

RETURN TO:

Jack Case Wilson Tilte Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027