Davidson County DEEDQC
Recvd: 07/12/04 08:17 2pgs
Fees:12.00 Taxes:0.00

20040712-0082220

STATE OF TENNESSEE
COUNTY OF Sumner)

The actual consideration or value, whichever is ~~greater, for~~ this transfer is **NONE.**

(Affiant)

Subscribed and sworn to before me, this 17th day June of 2004.

NOTARY PUBLIC

My Commission Expires: July 21, 2007

DAVID C. KREMER JR. NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

This Instrument Prepared By and Returned To:
Accurate Title & Escrow, Inc.
181 East Main Street
Hendersonville, TN. 37075

Address New Owners:	Send Tax Bills To:	Map/Parcel Numbers:
Jessica Lisa Simpson 725 Braidwood Drive Nashville, Tennessee 37214	Same as New Owner	96-10 Parcel 234.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Rodney D. Nelson, an unmarried person, pursuant to final decree of divorce, Docket Number 03D-494 do hereby quitclaim and by these presents do transfer and convey all of my right, title and interest unto, Jessica Lisa Nelson, n/k/a Jessica Lisa Simpson, unmarried, her heirs and assigns, in and to the following tract of land in Davidson County, Tennessee, described as follows, to-wit:

Being Lot No. 316 on the Plan of Cloverhill, Section VII of record in Plat Book 2133, Page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Rodney D. Nelson and wife, Jessica L. Nelson by Warranty/ Assumption Deed from Samuel L. Walls, married, dated 02/22/1991 and filed of record in Book 8299, page 588, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record in the Register's Office of Davidson County, Tennessee to restrictive covenants of record in Book 2273, page 88, said Register's Office and to all zoning an subdivision regulations of appropriate governmental body along with any easements and right of ways of public roads and utilities.

This is improved property known as: **725 Braidwood Drive, Nashville, Davidson County, Tennessee 37214.**

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand on the 17th day of June 2004.

Rodney D. Nelson

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Rodney D. Nelson, unmarried, with whom I am personally acquainted and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this the 17th day of June 2004

David C. Kremer
NOTARY PUBLIC

DAVID C. KREMER JR.
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

My Commission Expires: July 21, 2007