QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 08/28/07 09:28 2 pgs
Fees:13.00 Taxes:185.00
20070828-0102934

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 24TH DAY OF AUGUST, 2007.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Rd., Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Angelia Cowan	SAME	92-6-169
(NAME)	(NAME)	92-6-193
2823 Clare Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **James Jackson**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Angelia Cowan**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, CERTAIN TRACTS OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:
Land in Davidson County, Tennessee, being lots no. 10 and 11 in Block "C" Plan of the Fisk University Subdivision, as shown on plat of record in Plat Book 421, Pages 4 and 5, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property. Said lots join each other and front together 50 feet on the southerly side of Clare Street and extend back between parallel lines and along the easterly margin of 29th Avenue N., 177 feet to an alley, between parallel lines to an alley.

Being the same property conveyed by Warranty Deed from Harris Gilbert, trustee to James Jackson, as recorded on the 8th day of August, 2001 in Instrument No. 20010808-0085213, in the Register's Office of Davidson County, Tennessee.

TRACT II:

Unimproved property known as Batavia Street – Parcel 92-6 on Tax Map 193.

Being the same property conveyed to James Jackson by Quitclaim Deed from The Metropolitan Government of Nashville and Davidson County, Tennessee on May 22, 2001 in Instrument No. 20010606-0058955, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to the following: Taxes for the year 2007, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees;

unimproved ☐ Batavia Street – Parcel 92-6 on Tax Map 193
This is improved ☒ property, known as 2823 Clare Avenue, Nashville, TN
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE ~~AND TO HOLD~~ the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs ~~and assigns~~ forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is ~~unencumbered~~, unless otherwise herein set out; the subject property is quitclaimed subject to ~~such limitations~~, restrictions and encumbrances as may affect the premises. This instrument was prepared ~~from information~~ furnished by the parties. ~~No~~ independent title examination was made to prepare this instrument ~~and~~ both parties have agreed to hold Premier Escrow, LLC ~~harmless~~ for any limitations, restrictions or ~~encumbrances~~ which may affect the premises.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

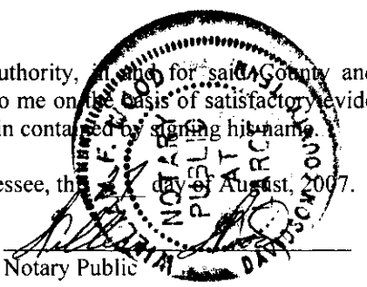
Witness my hand this 21 day of August, 2007.

James Jackson, Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, in and for said County and State, appeared James Jackson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath, executed the foregoing instrument for the purposes therein contained by signing his name.

Witness my hand and official seal at Nashville, Tennessee, this [illegible] day of August, 2007.



Notary Public

My Commission Expires: 3-21-11