Davidson County DEEDQC
Recvd: 03/17/08 15:40 3 pgs
Fees:22.00 Taxes:0.00
20080317-0026927

Prepared by:
Monica D. Edwards, Esq
1130 Eighth Avenue, South
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:
Ehrai Acklen Zapp and
Walter Acklen
820 Youngs Lane
Nashville, TN 37207

SEND TAX BILLS TO:
(SAME)

MAP:71-11
Parcel: 216

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, and for the purpose of re-conveying my property as to establish a joint tenancy with rights of survivorship between Ehrai Acklen Zapp (formerly Ehrai Acklen) and Walter Acklen as Trustee for Jailyn Muffie Acklen and Justine Howard Acklen, with rights and powers to convey without joinder of any beneficiary, I, **EHRAI ACKLEN ZAPP**, GRANTOR, do hereby quitclaim and convey unto **Monica D. Edwards, Trustee**, all of my rights, title and interest in the following described tracts or parcels of land in Davidson County, Tennessee, to wit:

LAND in Davidson County, Tennessee being Lots Nos. 323, 234, 325 and on the Plat of the Highland Land Company's Subdivision, as of record in Book 421, Page 14, Register's Office for Davidson County, Tennessee.

SAID Lot fronts 25 feet each on the westerly side of Pennock Avenue, and runs back between parallel lines, 175 feet to an alley.

BEING the same property conveyed to Ehrai Zapp, by deed from Joan Gregory (Cowan) Boyd, of record in Book 6755, Page 732, Register's Office for Davidson County, Tennessee.

This is improved property known as 1410 Pennock Avenue, Nashville, TN 37207

EHRAI ACKLEN AND EHRAI ACKLEN ZAPP ARE ONE AND THE SAME PERSON

JAMES ZAPP, SPOUSE OF GRANTOR, EHRAI ACKLEN ZAPP, JOINS IN THIS CONVEYANCE FOR THE PURPOSE OF CONVEYING ANY AND ALL RIGHTS AND INTERESTS HE MAY HAVE BY VIRTUE OF MARRIAGE TO GRANTOR

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. **AND** now, I, the said **Monica D. Edwards, Trustee**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto

EHRAI ACKLEN ZAPP and WALTER ACKLEN, Trustee, jointly with rights of survivorship, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands, on this 13th day of March, 2008.

Ehrai Acklen Zapp
EHRAI ACKLEN ZAPP

James Zapp
JAMES ZAPP

Monica D. Edwards
MONICA D. EDWARDS, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 13th day of March, 2008, before me personally appeared **EHRAI ACKLEN ZAPP** and spouse, **JAMES ZAPP**, bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Staci Coleman
NOTARY PUBLIC

My Commission Expires:

STACI COLEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 13th day of March, 2008, before me personally appeared **MONICA D. EDWARDS, Trustee**, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged execution of the within instrument for the purposes therein contained.

Staci Coleman
NOTARY PUBLIC

My Commission Expires

STACI COLEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS.**

Monica V Edwards
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 13th day of March, 2008.

Staci Coleman
NOTARY PUBLIC

My Commission Expires:

STACI COLEMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010