Davidson County DEEDQC
Recvd: 05/05/08 14:46 2 pgs
Fees:12.00 Taxes:0.00
20080505-0046218

This instrument prepared by:
Kristy Timmerman - 3493409
5694 Eatons Creek Road
Joelton, TN 37080

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Jason Todd Justice	Jason Todd Justice	29-00-0-247
5694 Eatons Creek Road	5694 Eatons Creek Road	
Joelton, TN 37080	Joelton, TN 37080	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Kristy Timmerman, a single woman** by these presents do hereby quitclaim and convey unto the said **Jason Todd Justice, a single man**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

A TRACT OF LAND IN THE 14TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY GARY A. CUMMINGS, SURVEYOR, JANUARY 24, 1967, AS FOLLOWS:

BEGINNING ON THE EASTERLY MARGIN OF EATON'S CREEK ROAD, IN THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO FRANK B. O'BARR AND WIFE, OF RECORD IN BOOK 3807, PAGE 583, REGISTER'S OFFICE FOR SAID COUNTY; THENCE NORTH 89 DEGREES EAST 1447 FEET; THENCE SOUTH 3 DEGREES 30 MINUTES WEST 210 FEET; THENCE SOUTH 89 DEGREES WEST 1431 FEET TO THE EASTERLY MARGIN OF EATON'S CREEK ROAD; THENCE WITH THE SAME NORTHERLY 210 FEET TO THE BEGINNING, CONTAINING 6.9 ACRES, MORE OR LESS.

The express purpose of this conveyance is to Remove Co-Owner from Title.

Being the same property conveyed to Jason Todd Justice and Kristy Timmerman by Warranty Deed from Michael W. Robbins of record in Document No. 20001106-0110239, said Register's Office.

This is unimproved (X) property known as 5694 Eatons Creek Road, Joelton, Tennessee 37080
Improved ( )

Whenever 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 our hand this 23rd day of April, 2008, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Kristy Timmerman

ACKNOWLEDGMENT

STATE OF Tennessee)

COUNTY OF Davidson) ss

Personally appeared before me, HARRY F. FLEMMINGS, II, a Notary Public in and for said County and State, **Kristy Timmerman** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at DAVIDSON COUNTY, TN this 23RD day of APRIL, A.D., 2008.

NOTARY STAMP/SEAL

HARRY F. FLEMMINGS, II
STATE OF TENNESSEE NOTARY PUBLIC
LINCOLN COUNTY, TN

Harry F. Flemmings, II
NOTARY PUBLIC
Notary Commission Expires: 12/6/08

AFFIDAVIT OF VALUE

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00 Recordation Tax Code 67-4-409 (3) (f).

Subscribed and sworn to before me this the 23rd day of April, 2008

(Affix Seal)

Kristy Timmerman

Harry F. Flemmings, II
Notary Public

My Commission Expires: 12/6/08

HARRY F. FLEMMINGS, II
STATE OF TENNESSEE NOTARY PUBLIC
LINCOLN COUNTY, TN