THIS INSTRUMENT PREPARED BY:
SIMLIFIED SEARCHES AND RELEASE TRACKING
117 TWO MILE PIKE
GOODLETTSVILLE, TN 37072

BILL GARRETT, Davidson County
Trans:T20120028123 DEEDQC
Recvd: 04/18/12 11:05 2 pgs
Fees:12.00 Taxes:0.00
20120418-0033065

QUITCLAIM DEED

THIS DEED WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION OR SURVEY AND NO LIABILITY IS ASSUMED FOR ANY STATUS IN TITLE, SURVEY, OR MATTER WHICH WOULD BE DISCLOSED BY SUCH TITLE EXAMINATION OR SURVEY.

Address New Owner:	Send Tax Bills To:	Map and Parcel:
James M Scott 303 Sarver Ave Madison, TN 37115	same	04301016200

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, Jennifer L Scott a/k/a Jennifer L Brown, hereinafter referred to as the "GRANTOR" and James M Scott, unmarried, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of Twelve and No/100 ($12.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, GRANTOR has this day quitclaimed unto GRANTEE, his heirs and assigns, all her right, title, and interest in and to certain real property located in Davidson County, Tennessee being more particularly described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:
BEING LOT NO. 2 ON THE PLAN OF THE RESUBDIVISION OF PART OF LOTS L & K OF W.P. READY SUBDIVISION OF THE THORNTON TRACT, OF RECORD IN BOOK 5190, PAGE 420, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

BEING THE SAME PROPERTY CONVEYED TO JAMES M SCOTT AND JENNIFER L BROWN, BOTH UNMARRIED AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP FROM JOYCE PAGE, UNMARRIED BY WARRANTY DEED DATED 09/26/08, AND RECORDED 09/30/08 IN INSTRUMENT #20080930-0098988, SAID REGISTER'S OFFICE.

JENNIFER L BROWN AND JENNIFER L SCOTT ARE ONE AND THE SAME PERSON.

This is improved property known as: **303 Sarver Avenue, Madison, Tennessee 37115**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, the undersigned has hereunto set their hands on this the 17th day of April, 2012.

Jennifer L Scott a/k/a Jennifer L Brown

STATE OF TENNESSEE
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jennifer L Scott a/k/a Jennifer L Brown with whom I am personally acquainted (or proved to be on the basis of satisfactory evidence) that they executed the within instrument for the purposes contained therein.

Witness my hand and official seal this 17th day of April, 2012.

NOTARY PUBLIC

My commission expires: 12/23/14

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

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 17th day of April, 2012.

NOTARY PUBLIC

My commission expires: 12/23/14

JENNIFER MCEWEN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY