AFTER RECORDING RETURN TO:
Madison Settlement Services, LLC
300 Frederick Street, Suite 5
Hanover, PA 17331
Telephone: 717-633-5909 Fax: 717-633-6086
File No. MH42275

PREPARED BY:
JAMES B NUTTER and COMPANY
4153 Broadway
Kansas City, MO 64111
PARCEL NUMBER: 105100361 00

Davidson County DEEDQC
Recvd: 04/20/12 16:20 4 pgs
Fees:22.00 Taxes:0.00
20120420-0034064

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QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR VALUABLE CONSIDERATION OF TEN DOLLARS ($10.00), and other good and valuable consideration, cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Janis L. Bryant, who incorrectly acquired title as Janis M. Bryant**, hereinafter referred to as "Grantor", does hereby bargain, sell, remise, release, quit claim and convey unto **Janis L. Bryant, as Sole Owner, his/her personal representatives and assigns**, hereinafter "Grantee", the following real estate, together with all improvements located thereon, lying in the **County of Davidson**, State of Tennessee, to-wit: 2105 Lindell Avenue Nashville, TN 37204

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2-A ON THE MAP OF THE RESUBDIVISION OF LOT 2, SECTION 9, EDGEHILL ESTATES, OF RECORD IN PLAT BOOK 4595, PAGE 94, REGISTER'S OFFICE FOR SAID COUNTY, AND BEING DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWESTERLY MARGIN OF THE PROPOSED BENTON-LINDELL CONNECTOR, SAID POINT BEING THE COMMON CORNERS BETWEEN LOTS 2 AND 2A; THENCE NORTH 53 DEGREES. 4 MINUTES WEST 125.48 FEET TO A POINT; THENCE NORTH 82 DEGREES, 47 MINUTES EAST 154.45 FEET TO A POINT; THENCE NORTH 26 DEGREES, 36 MINUTES WEST 108.75 FEET TO THE POINT OF BEGINNING.

THIS DOCUMENT CREATES LEGAL CONSEQUENCES, WHICH SHOULD BE DEFINED, DISCUSSED, AND CONFIRMED WITH COMPETENT LEGAL REPRESENTATION. THERE IS NOT ANY ASSURANCE TO THE USER THAT THIS DOCUMENT WILL ACCOMPLISH A PARTICULAR LEGAL RESULT OR OBJECTIVE WITHOUT THE REVIEW OF ALL CIRCUMSTANCES WHICH REQUIRE ITS' COMPLETION.

LESS AND EXCEPT all oil, gas and minerals, on and under the above described property owned by grantors, if any, which are reserved by Grantors.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.

AND BEING ALL OR PART OF THE SAME premises conveyed to Grantor by virtue of a deed from William V. Wade, single and United Mortgage Brokers, Inc., dated November 5, 2009, and recorded September 7, 2010 as Instrument 20100907-0070952, in the Register of Deeds for the County of Davidson.

TO HAVE AND TO HOLD same unto Grantee, and unto Grantee's heirs and assigns forever, with all appurtenances thereunto belonging. I do hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under me, but not further or otherwise. TM

WITNESS Grantor's hand this 20 day of FEB, 2012.

Kaye Gray
Witness

Janis L Bryant {SEAL}
Janis L. Bryant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 20 day of FEB, 2012, before me, the undersigned officer duly commissioned and qualified, personally appeared Janis L. Bryant, known to be (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same as his free act and deed.

Kaye Gray
Notary Public

My Commission expires: 3/3/2015

KAYE GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, herby swear that to the best of the affiants knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant: Janis Bryant

Subscribed and sworn to before me this 28 day of FEB, 2012

Kaye Gray
Notary Public
My Commission expires: 3/3/2015

KAYE GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Person or Agency responsible for taxes:
Janis L. Bryant
2105 Lindell Avenue
Nashville, TN 37204

True Copy Certification

I, Teresita Miguel, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Teresita Miguel
Signature

State of Pennsylvania

County of York

Personally appeared before me, ~~[Name of Notary]~~ Carrie McGhee Blum, a notary public for this county and state, ~~[name of person making certification]~~ Teresita Miguel who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Carrie McGhee-Blum, Notary Public
Penn Township, York County
My Commission Expires April 20, 2014

Carrie McGhee Blum
Notary's Signature

My Commission Expires: 4-20-14

Notary' Seal (if on paper)