This instrument prepared by:

First American TTP

6 Campus Circle, Bldg 6 Floor 3
Westlake, Texas 76262
(877)286-6993

Davidson County	DEEDQC
Recvd: 06/05/12 11:27	5 pgs
Fees:27.00 Taxes:0.00	
20120605-0048906	

File No.: **7260787n**

44971931

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the 2nd day of March, 2012, by and between **JESSICA N. SEXTON, FORMERLY KNOWN AS JESSICA N. TAYLOR AND MATTHEW C. SEXTON WHO ACQUIRED TITLE AS MATTHEW L. SEXTON**, a , party of the first part, and **JESSICA N. SEXTON AND MATTHEW C. SEXTON, WIFE AND HUSBAND AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP**, a , party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of **NASHVILLE**, County of **Davidson**, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by Warranty Deed of record in:
Book N/A, Page No. N/A or Instrument No.: 20070530 0063830 in said Registor's office.

The property is improved with an address of: **1312 BRENDALE CT, NASHVILLE, Tennessee 37214**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

JESSICA N. SEXTON AND MATTHEW C. SEXTON

STATE OF **Tennessee**

COUNTY OF **Davidson**

Personally appeared before me, **JESSICA N. SEXTON AND MATTHEW C. SEXTON** (name of notary public), , the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this March 27, 2012.

Sharon J. Buhlig
Notary Public

My Commission Expires: 3-4-2013

SHARON J. BUHLIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires MAR. 4, 2013

STATE OF **Tennessee**

COUNTY OF **Davidson**

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ -0-.

Affiant

Subscribed and sworn to before me this the 27th day of March, 2012

Sharon J. Buhlig
Notary Public

My Commission Expires: 3-4-2013

SHARON J. BUHLIG
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN

My Commission Expires MAR. 4, 2013

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
108040A09100C

NAME AND ADDRESS OF A PROPERTY OWNER:
JESSICA N. SEXTON AND MATTHEW C. SEXTON,
1312 BRENDALE CT
NASHVILLE, TENNESSEE 37214

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
Jessica N. Sexton and Matthew C. Sexton
1312 Brendale Ct
Nashville, TN 37214

Exhibit "A"

Real property in the City of **NASHVILLE**, County of **Davidson**, State of **Tennessee**, described as follows:

BEING LOT NO. 39 ON THE PLAN OF THE VILLAGES OF LARCHWOOD, PHASE II, SECTION 3 OF RECORD IN BOOK 9700, PAGE 861, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TN, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND DETAILED DESCRIPTION.

Commonly known as: 1312 BRENDALE CT, NASHVILLE, TN 37214

Being all of that certain property conveyed to JESSICA N. TAYLOR AND MATTHEW L. SEXTON from MONTE THOMASON AND WIFE, MICHELLE THOMASON, by deed dated MAY 25, 2007 and recorded MAY 30, 2007 as Instrument No. 20070530-~~63830~~ 0063830 of official records.

APN #: **108040A09100C and 108 04 0A 091.00**

SEXTON
44971931 TN
FIRST AMERICAN ELS
QUIT CLAIM DEED

True Copy Certification

I, William Shank, 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.

Signature William E. Shank

State of Ohio

Count of Cuyahoga

Personally appeared before me, Tiffany Washington, notary public for this county and state, William Shank who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: Dec 16, 2016

Notary Seal



