# QUITCLAIM DEED

**This Instrument prepared from information furnished by the parties.**

ZANA C. PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 40,000.00

X _____
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19th day of September, 2012

_____
Notary Public

MY COMMISSION EXPIRES: 9-9-14
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY:**
RICHARD A. NORTHCUTT, METROPOLITAN ESCROW, INC., 217 PINEWAY DRIVE, NASHVILLE, TN 37217

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP - PARCEL NUMBERS: |
|---|---|---|
| Joseph Samuel Jackson, Jr. | NEW OWNER | Map 070 |
| 3922 Pheasant Dr. | | Group 01 0 |
| Nashville, TN 37218 | | Parcel 013.00 |

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we

**Stacia Wilson**

hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto

**Joseph Samuel Jackson, Jr.**

hereinafter called the GRANTEES, their heirs and assigns, all their right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 37, on the Plan of Treppard Heights, Section 7, as of record in Book 2900, page 13, Register's Office for said County.

SAID Lot No. 37 fronts 205.25 feet on the easterly margin of Pheasant Drive and extends back 265 feet on the northerly line and 178.2 feet on the southerly line to a rear line, measuring 161.2 feet thereon.

Being the same property conveyed to Joseph S. Jackson, Sr. and wife, Ellene F. Jackson by deed from Frances Legear (now Cobb) of record in Book 4293, Page 897, Register's Office for said County, dated December 11, 1968. The said Ellene F. Jackson died on September 22, 2006, and the title is vested in Joseph S. Jackson, Sr, as surviving tenant by the entirety. The said Joseph S. Jackson, Sr. died on August 6, 2011, leaving as Sole Heirs the said Joseph Samuel Jackson, Jr. and Stacia Wilson. See Affidavit of Heirship of record in Instrument 20120824-0076304, said Register's Office.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback lines, easements and rights of way for public utilities.

Unimproved ( )
This is Improved ( X ) property, known as 3922 Pheasant Drive, Nashville, TN 37218

Wherever 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 my hand this 19th day of September, 2012.

Stacia Wilson

Stacia Wilson

BILL GARRETT, Davidson County
Trans:T20120074275 DEEDQC
Recvd: 10/02/12 10:25 1 pgs
Fees:13.00 Taxes:148.00

20121002-0089612

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Stacia Wilson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 19th day of September, 2012.

My Commission Expires: 3/4/2013

_____
Notary Public

GEORGE E. McLAURINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.