State of Tennessee
County of Davidson

Davidson County DEEDQC
Recvd: 02/15/13 09:40 3 pgs
Fees:17.00 Taxes:0.00
20130215-0015509

Address New Owner:
James E. Denney &
Jennifer L. Denney
2701 Paddle Wheel Drive
Nashville, TN 37214

Send Tax Bill To:
Same

QUIT CLAIM DEED

THIS INDENTURE, made and entered into on the day and date last written, by and between **Jennifer L. Bruce, unmarried, and James E. Denny Jr., unmarried, Joint Tenants with Right of Survivorship**, their heirs and assigns, hereinafter called the "GRANTOR(S)", and **James E. Denney and Jennifer L. Denney**, husband and wife, hereinafter called the "GRANTEE(S)", for the purpose of correcting GRANTOR'S name,

THAT FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid, by the GRANTEE(S), and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, GRANTOR(S), does hereby bargain, sell, remise, quit claim and convey unto the GRANTEE(S), and all their and assigns, all GRANTOR(S)' right, title and interest in a 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 17A of Rivers Trace Estates Phase 1, Section 1, of record in Book 6250, page 996, Register's Office for Davidson County, Tennessee.

Said Lot No. 17A, being a corner lot, fronts 67 feet on the easterly margin of Steamboat Drive and 150 feet on the Southerly margin of Paddle Wheel Drive, said frontages being joined by a curve measuring 39.33 feet and extends back 183.81 feet on the Southerly line and 124.36 feet on the westerly line, to point of intersection.

This conveyance is subject to: 1) current years taxes which have been prorated and assumed by the grantee; 2) all restrictions of record; 3) all easements of record; 4) all visible easements; 5) all matters appearing on the plan of record; 6) all applicable government and zoning regulations.

For information only: Property Address: 2701 Paddle Wheel Drive, Nashville, TN 37214
Parcel ID: 0620 02 0A 057.00

BEING THE SAME PROPERTY previously conveyed from Robyn L. Anderson-Morshead, married, unto Jennifer L. Bruce, unmarried, and James E. Denny Jr., unmarried, Joint Tenants with Right of Survivorship, by deed dated January 12, 2006, and recorded on January 24, 2007, as Instrument 20070124-0009505, with the Register's Office of Davidson County, State of Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument prepared without title search, from information provided by the parties. And therefore the preparer makes no certification as to the validity of the title thereto.

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.

IN WITNESS WHEREOF, we have executed this instrument this 4 day of January, 2012.

Jennifer L. Bruce, (Grantor)

James E. Denny Jr., (Grantor)

STATE OF TENNESSEE |
COUNTY OF Davidson |

On this Jan 4, 2013, ~~2012~~, before me, a Notary Public, personally appeared **Jennifer L. Bruce,** n/k/a Jennifer L. Denney, personally known to me, or proven to me on the basis of satisfactory evidence, to be the same person who subscribed this instrument, and who appeared to be of sound mind and not under or subject to duress, fraud, or undue influence, and acknowledged that he/she executed the same.

SONYA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC – Commission Expires October 18, 2016
My Commission Expires: _____
Davidson County

(Notary Seal)

STATE OF TENNESSEE |
COUNTY OF Davidson |

On this Jan 4, 2013, ~~2012~~, before me, a Notary Public, personally appeared **James E. Denny Jr.,** personally known to me, or proven to me on the basis of satisfactory evidence, to be the same person who subscribed this instrument, and who appeared to be of sound mind and not under or subject to duress, fraud, or undue influence, and acknowledged that he/she executed the same.

SONYA WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC – Commission Expires October 18, 2016
My Commission Expires: _____
Davidson County

(Notary Seal)

I hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration or true value for this transfer is $10.00, which amount is equal to or greater than the amount which the property being transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me this _____ day of _____, 2012.

_____
NOTARY PUBLIC – _____
My Commission Expires: _____
_____ County

(Notary Seal)

This instrument was prepared by:
Laurie J. Hadwyn-Janes, Attorney-at-Law
P.O. Box 21060, Chattanooga, TN 37424
(423) 618-6140

True Copy Certification

I, Nicole Guinup, 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.

Nicole Guinup
Signature

State of New Jersey

County of Burlington

Personally appeared before me, Carole A. Toft, a notary public for this county and state, Nicole Guinup who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Carole A. Toft
Notary's Signature
CAROLE A. TOFT

My Commission Expires: 06/03/2015
Notary' Seal (if on paper)

CAROLE A. TOFT
Commission # 65447
Notary Public, State of New Jersey
My Commission Expires
June 03, 2015