Davidson County DEEDQC
Recvd: 09/13/13 09:56 3 pgs
Fees:17.00 Taxes:0.00
20130913-0096708

State of Tennessee |
County of Davidson |

Address New Owner:
James E. Denney &
Jennifer L. Denney
2202D Cabin Hill Road
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 **James Denney,** 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 vesting property in their marital names,

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 heirs 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 LYING AND BEING IN THE SECOND CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE TO WIT:

BEING LOT NO. 46B, OF ZONE LOT DIVISION OF LOTS 44, 45, 46, 47, 48, 49, 50, 51, 52 AND 53, SECTION 3, CABIN HILL SUBDIVISION, AS RECORDED IN BOOK 6250, PAGE 361, BEING A REVISION OF SECTION 3, CABIN HILL, OF RECORD IN BOOK 5200, PAGE 713, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

This being the same property previouslyconveyed by Warranty Deed, from Two Rivers Duplexes, unto James Denney, dated January 12, 2006, and recorded on January 17, 2006, as Instrument Number 20060117-0005729, and Re-Recorded on January 31, 2006, as Instrument Number 20060131-0011635, with the Register's Office of Davidson County, Tennessee.

Commonly known as: 2202D Cabin Hill Road, Nashville, TN 37214
Parcel ID #: 073 07 0 217.00

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, I have executed this instrument this 6th day of Sept, 2013.

James Denney (Grantor)

STATE OF TENNESSEE |
COUNTY OF Davidson |

On this Feb 6, 2013, before me, a Notary Public, personally appeared **James Denney**, personally known to me (or proved 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.

Joanna Wittenberg

NOTARY PUBLIC – Joanna Wittenberg
My Commission Expires: 9/8/2013
Davidson County

JOANNA WITTENBERG
STATE OF TENNESSEE
(Notary Seal)
NOTARY PUBLIC
DAVIDSON COUNTY

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 _____, 2013.

_____
NOTARY PUBLIC – _____ (Notary Seal)
My Commission Expires: _____
_____ County

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, Merry Abernathy, 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

State of New Jersey

County of Burlington

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

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