Davidson County DEEDQC
Recvd: 05/08/14 08:43 5 pgs
Fees:27.00 Taxes:0.00
20140508-0039282

NEW OWNER:
Nancy Donaldson
712 Rebel Road
Old Hickory, TN 37138

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

SEND TAX BILLS TO:
NEW OWNER

FILE NO: gsg

THIS INSTRUMENT IS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES: NO TITLE WORK PERFORMED; AND NO TAX ADVICE GIVEN.

Map: 75 / Group: 04-0 / Parcel: 193

5884329G-252507

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ONE DOLLAR ($1.00) cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **J & N, Inc., a Tennessee corporation,** has this day bargained and sold and by these presents does hereby quitclaim and convey unto **NANCY DONALDSON,** her heirs and assigns, forever, all of its right, title, and interest in and to the following tract or parcel of land, situated and lying in Davidson County, Tennessee, and being bound and described as follows, to-wit:

BEING Lot No. 456 on the Plan of Tulip Grove, Section Seven, as shown by plat of record in Plat Book 4300, page 186, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to J & N, Inc., by Quitclaim Deed of John D. Donaldson, Trustee, and Nancy G. Donaldson, Trustee and their successors in trust, of The John D. Donaldson Revocable Living Trust and The Nancy G. Donaldson Revocable Living Trust, dated August 2, 2013, of record as Instrument No.: 20131029-0112357 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 520 Trenton Court, Hermitage, Tennessee

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning, encumbrances and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 14 day of March, 2014.

J & N, INC.

BY: _____
JOHN D. DONALDSON, PRESIDENT

STATE OF TENNESSEE }
COUNTY OF WILSON }

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **John D. Donaldson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he **is President of J & N, Inc.,** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 14th day of March, 2014.

_____
NOTARY PUBLIC
My commission expires: 7-20-15

****

I hereby swear or affirm that the actual consideration given for this transfer is **$ - 0 -** .

_____
AFFIANT

Sworn to and subscribed to before me this the _____ day of _____, 2014.

_____
NOTARY PUBLIC

My commission expires: _____

THIS CONVEYANCE is made subject to all restrictions, easements, rights-of-way, roadways, zoning, encumbrances and other matters as may affect the property.

WITNESS MY SIGNATURE hereto this 14 day of March, 2014.

J & N, INC.

BY: John D. Donaldson President
JOHN D. DONALDSON, PRESIDENT

STATE OF TENNESSEE }
COUNTY OF WILSON }

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **John D. Donaldson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he **is President of J & N, Inc.,** the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 14th day of March, 2014.

Gwendolyn Flores
NOTARY PUBLIC
My commission expires: 7-20-15

****

I hereby swear or affirm that the actual consideration given for this transfer is **$ - 0 -**.

John D. Donaldson
AFFIANT

Sworn to and subscribed to before me this the 5 day of May, 2014.

Carol Di Giore
NOTARY PUBLIC

CAROL DI GIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 9-9-14

My Commission Expires:
September 9, 2014

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 075 04 0 193.00, 07508023300, 07504019300

Land Situated in the County of Davidson in the State of TN

BEING LOT NO. 456 ON THE PLAN OF TULIP GROVE, SECTION SEVEN, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 4300, PAGE 186, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to J and N, Inc., by deed dated August 2, 2013 of record in Deed Instrument/ Case No. 20131029-0112357, in the County Clerk's Office.

Commonly known as: 520 Trenton Ct , Hermitage, TN 37076

True Copy Certification

I, LaTiesha Lawson, 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 MICHIGAN

County of WAYNE

Personally appeared before me, A. Linsangan, a notary public for this county and state, LaTiesha Lawson 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: Oct. 16, 2018
Notary' Seal (if on paper)

A LINSANGAN
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct. 16, 2018
Acting in the County of