Davidson County DEEDQC
Recvd: 06/11/14 13:53 4 pgs
Fees:22.00 Taxes:0.00
20140611-0050888

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
2409 Main Street, (South) Ashland, Kentucky 41101
Deeds on Demand, PC, 5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462

Return to: ServiceLink, 4000 Industrial Boulevard, Aliquippa, PA 15001
2846392

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Jennifer Johnson	JENNIFER JOHNSON	083-07-0-307-00
2302 Eastland Avenue	2302 Eastland Ave	
Nashville, TN 37206	Nashville TN 37206	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, JENNIFER JOHNSON formerly known as JENNIFER JOHNSON ADAM, single, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto JENNIFER JOHNSON, single, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 2302 Eastland Avenue, Nashville, TN 37206, her heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

All that parcel of land in the City of Nashville, Davidson County, State of Tennessee, as more fully described in Deed Doc # 20061002-0121292, ID# 083-07-0-307-00, being known and designated as Lot No. 2 on the Plan of Eastland Acres, Section One, as of record in Book 2133, Page 103, said Register's Office, to which reference is hereby made for a more complete description.

TAX ID NO: 083-07-0-307-00

Prepared by Deeds on Demand, PC
5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462. 757-321-6936.
The attorney(ies) who prepared this instrument has/have not performed a title examination of the subject property and therefore makes no opinion or warranty as to the quality of title. The parties to this instrument agree they have reviewed, understand and accept its terms, acknowledge that they have read, understand and agree with the terms of the Deeds on Demand Invoice, Client Disclosure and Agreement (see www.deedsondemand.com/terms-of-service.aspx), and that the attorney/client relationship between the client(s) ordering and paying for the instrument and attorney(ies) preparing this instrument is strictly limited to the instrument's preparation. **Order # 36233**

By fee simple deed from Theirno A. Bah and wife, Barbara A. Jones as set forth in Doc # 20061002-0121292, dated 09/22/2006 and recorded 10/02/2006, in the Office of the County Register of Deeds for Davidson County, State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 2302 Eastland Avenue, Nashville, TN 37206.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 23 day of May 23, 2014.

Jennifer Johnson FKA Jennifer Johnson Adam

JENNIFER JOHNSON formerly known as
JENNIFER JOHNSON ADAM

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JENNIFER JOHNSON formerly known as JENNIFER JOHNSON ADAM, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing her name(s), on this 23 day of May, 2014.

Notary Public
My Commission expires: 3-1-2017

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 07, 2017

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5029 Corporate Woods Drive, Suite 175, Virginia Beach, VA 23462 757-321-6936.

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VALUATION AFFIDAVIT

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/Grantee

Subscribed and sworn to before me this 23 day of May, 2014

Notary Public
My Commission expires: 3-7-2017

GLORIA M. JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Commission Expires March 07, 2017

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True Copy Certification

I, Terri Baker, 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 Pennsylvania

County of Beaver

Personally appeared before me, *Lissette Anne Moree [Name of Notary], a notary public for this county and state, *[name of person making certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

*Terri Baker

Notary's Signature

My Commission Expires: 5/4/2018

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Lissette Anne Moree, Notary Public
Hopewell Twp., Beaver County
My Commission Expires May 4, 2018
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES