Davidson County DEEDQC
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Fees:27.00 Taxes:0.00
20140721-0064430

AFTER RECORDING RETURN TO:
JOHN R. JACKSON AND SUSAN L. JACKSON
2325 SELMA AVENUE
NASHVILLE, TN 37214
File No. 17-505971

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Tax ID No.: 08415002800

QUIT CLAIM DEED

THIS DEED made and entered into on this 25 day of June, 20 14, by and between **JOHN R. JACKSON AND SUSAN L. JACKSON, WHO ACQUIRED TITLE AS SUSAN R. JACKSON, HUSBAND AND WIFE**, a mailing address of 2325 SELMA AVENUE, NASHVILLE, TN 37214, hereinafter referred to as Grantor(s) and **JOHN R. JACKSON AND SUSAN L. JACKSON, HUSBAND AND WIFE**, a mailing address of 2325 SELMA AVENUE, NASHVILLE, TN 37214, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ONE and NO/100 ($1.00) DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, have this day remise, release, quitclaim and convey to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION.

Also known as: 2325 SELMA AVENUE, NASHVILLE, TN 37214

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

Prior instrument reference: BOOK 10188, PAGE 923, Recorded: 09/12/1996

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

Tax ID No.: 08415002800

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

John R. Jackson
JOHN R. JACKSON

Susan L. Jackson who acquired title as Susan R. Jackson
SUSAN L. JACKSON, WHO ACQUIRED
TITLE AS SUSAN R. JACKSON

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, John R. Jackson
Susan L. Jackson the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the 25 day of June 2014

Notary Public
My Commission expires: 9-9-14

CAROL DI GIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES:
September 9, 2014

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned notary public of the aforesaid County and State, _____, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand, at offices, the _____ day of _____, _____.

_____
Notary Public
My Commission expires: _____

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $1.00.

JOHN R. JACKSON

Subscribed and sworn to before me this 25 day of June 2014, by JOHN R. JACKSON.

Notary Public
My Commission Expires 9-9-14

CAROL DI GIORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES: September 9, 2014

Name and address for person(s) responsible for taxes:

JOHN R. JACKSON AND SUSAN L. JACKSON
2325 SELMA AVENUE
NASHVILLE, TN 37214

Name and address of property owner:

JOHN R. JACKSON AND SUSAN L. JACKSON
2325 SELMA AVENUE
NASHVILLE, TN 37214

Order Number: 17-505971

EXHIBIT "A"
LEGAL DESCRIPTION

The land described herein is situated in the State of Tennessee, County of Davidson, unincorporated area, described as follows:

Land in the 3rd Civil District of Davidson County, Tennessee, being known as Lot No. 8 on the unrecorded map of Wichelhurst, First Addition, and likewise being known as the Northwest part of Lot no. 8, Herbert Gentry's Subdivision, on the plan dated November 1958, by Cantrell, Cantrell and Korrison, Engineers and described as follows: Beginning at a point in the South margin of Selma Ave., at the corner of Lots nos. 7 and 8 on said original plan of Nicholhurst, First Addition; thence being the Northwest corner of this property that was conveyed to Trustees of Donelson Heights Methodist Church, as shown in Deed from Hebert D. Gentry and wife, as of record in Book 2696 Page 600, Register's Office; thence along the West line of said Church lots, South 180 feet to a point; thence West 193.1 feet to a corner of Lots nos. 8 and 9; thence with the line between said lots, North 224.8 feet to the South margin of Selma Ave.; thence with a curve, 202.5 feet to the Point of Beginning.

Being the same property conveyed to John R. Jackson and Susan R. Jackson by Warranty Deed from Rebecca Allen Goodwin, and recorded September 12, 1996 in Book 10188 at Page 923, Davidson County, Tennessee

APN: 08415002800

True Copy Certification

I, Terri Miskell, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tender for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

County of CA)
) ss.
State of placer)

On 8.9.13 before me, Maria Spaeth, Notary Public personally appeared Terri Miskell who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.
WITNESS my hand and official seal.

Maria Spaeth

MARIA SPAETH
COMM. # 1900485
NOTARY PUBLIC-CALIFORNIA
PLACER COUNTY
MY COMM. EXP. AUG. 20, 2014