THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203
M14-1540

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Gregory Scott Nicholson 3717 Valley Ridge Drive Nashville, TN 37211	New Owner	13307027800

BILL GARRETT, Davidson County
Trans:T20150001033 DEEDQC
Recvd: 01/06/15 11:16 2 pgs
Fees:12.00 Taxes:0.00
20150106-0001273

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $-0-

Gregory Scott Nicholson
Affiant

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1, 2015

Subscribed and sworn to before me, this the 2nd day of January, 2015.

Deborah L. Bissell
Notary Public

My Commission Expires: 6-1-2015
(Affix Seal)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Jennifer Lynn Nicholson**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Gregory Scott Nicholson,** hereinafter called the Grantee, and Grantee's successors and assigns, all of Grantor's interest in and to that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 203 on the plan of Valley View Meadows, Section In, as of record in Book 3700, page 93, Register's Office for 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 Gregory Scott Nicholson, by Warranty Deed from Robin Eddie, dated December 17, 2014, of record in Instrument No. 20150106-0001272, Registers Office for Davidson County, Tennessee.

Jennifer Lynn Nicholson, joins in this conveyance to relinquish any and all right, especially marital rights, which he/she may have in said property by virtue of her marriage to Gregory Scott Nicholson and states also that the subject property is neither the principal residence of Grantor nor any dependants.

This is improved property located at: 3717 Valley Ridge Drive, Nashville, TN 37211

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Said property is conveyed subject to such limitation, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument has been executed this the 2nd day of January, 2015.

1-2-15

Jennifer Lynn Nicholson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jennifer Lynn Nicholson,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she/they executed the foregoing instrument for the purposes therein contained.

IN WITNESS WHEREOF, this the 2nd day of January, 2015.

Notary Public
My Commission Expires: 6-1-15

DEBORAH L. BISSELL
STATE OF TENNESSEE NOTARY PUBLIC
PERRY COUNTY
My Commission Expires June 1 2015