BILL GARRETT, Davidson County
Trans:T20150032437 DEEDQC
Recvd: 04/29/15 12:32 2 pgs
Fees:12.00 Taxes:0.00
20150429-0038304

QUITCLAIM DEED

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy, Wood & Winstead, PLLC

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J. Seth Jennings	NEW OWNER	091-06-0/260.00
(NAME)	(NAME)	
866 Forest Acres Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37220		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I **J. SETH JENNINGS**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY **MAGNOLIA PROPERTIES, LLC**, HEREINAFTER CALLED THE GRANTEE, HIS HEIR AND ASSIGNS, CERTAIN TRACTS OR PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot 1: Land in Davidson County, Tennessee, being the west 5 feet of Lot No. 1503 and all of Lot No. 1505 on the Plan of Block 13, Plan No. 2 West Nashville, of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being a portion of the same property conveyed to J. Seth Jennings by Quitclaim Deed from Daryl Spicer, of record as Instrument No. 20150203-0010103 in the Register's Office for Davidson County, Tennessee.

Lot 2: Land in Davidson County, Tennessee, being Lot No. 1507 on the Plan of Block 13, Plan No. 2 West Nashville, of record in Plat Book 57, Page 172, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to J. Seth Jennings by Quitclaim Deed for Separation of Tax Parcels, of record as Instrument No. 20150331-0027889 in the Register's Office for Davidson County, Tennessee.

unimproved ☐
This is improved ☒ property, known as 5602 Tennessee Avenue, Nashville, Tennessee 37209
(House Number) (Street) (City or Town) (State) (Postal Zip)

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.

Witness our hands this 24th day of April, 2015.

J. Seth Jennings

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **J. Seth Jennings,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 24 day of April, 2015.

KERA D HIGGINS
STATE of TENNESSEE NOTARY Public
CHEATHAM COUNTY

Commission expires: 01-31-2018

Kera Higgins
Notary Public