BILL GARRETT, Davidson County
Trans:T20150052237 DEEDQC
Recvd: 06/30/15 08:46 2 pgs
Fees:12.00 Taxes:0.00
20150630-0062664

Record and Return Mail To:
This Instrument Prepared By:
RUSS COOK AND ASSOCIATES, P.C.
Attorneys at Law
5141 Virginia Way, Suite 220
Brentwood, Tennessee 37027
(615) 370-2444

Prepared from Information supplied by the parties

NO CONSIDERATION
NO TITLE SEARCH
QUITCLAIM DEED

Address of New Owner:
Valerie Lyn Jephson, Trustee
Valerie Lyn Jephson Revocable
Living Trust Agreement
801 Vantrease Road
Madison, TN 37115

Send Tax Bills To:
Same

Map and Parcel No.
Map 061 16
Parcel 142.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Valerie L. Jephson**, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **Valerie Lyn Jephson, Trustee, Valerie Lyn Jephson Revocable Living Trust Agreement dated June 23, 2015** ("Grantee"), all of her interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 21 and the northweasterly one half of lot No. 22, Block "C" on the Map of Greenland Estates, as of record in Book 974, Page 13, described as follows:

BEGINNING at a point in the northeasterly margin of Greenland Avenue, at the common corner of Lots 20 and 21; thence with the line between said lots, northeasterly 169.5 feet to the rear of Lot No. 6; thence with the line between Lots 21 and 6, southeasterly 14.5 feet to a point; thence southwesterly, parallel to the line between Lots 21 and 22, 175 feet to the margin of Greenland Avenue; thence with the margin of said Avenue, northwesterly 75 feet to the beginning.

Being the same property conveyed to **Valerie L. Jephson** by Warranty Deed from **Eva Rogers Primm, unmarried**, dated December 21, 2009, of record in Instrument No. 20091229-0117915, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as **1339 Greenland Avenue, Nashville, TN 37216.**

(Description from prior deed of record).

***Valerie L. Jephson** and **Valerie Lyn Jephson** are one and the same person.

IN WITNESS WHEREOF, the Grantor hereby affixes her signature on this the 23rd day of June, 2015.

Valerie L. Jephson

Valerie L. Jephson

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named **Valerie L. Jephson**, with whom I am personally acquainted, and who acknowledged, upon oath, that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 23rd day of June, 2015.

Lauren S.

Notary Public

My Commission Expires:
Sep. 11, 2017

LAUREN SCHICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is Zero Dollars ($0).

Valerie Lyn Jephson

Affiant

Sworn to and subscribed to before me, this the 23rd day of June, 2015.

Lauren S.

Notary Public

My Commission Expires:
Sep. 11 2017

LAUREN SCHICK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY