THIS INSTRUMENT PREPARED BY:
Express Legal Dox, LLC
c/o Antonio G. Martin, Esq.
6701 Bryan Dairy Road, Ste. 608
Seminole, FL 33777

Davidson County DEEDWARR
Recvd: 11/24/15 10:37 4 pgs
Fees:22.00 Taxes:0.00
20151124-0119007

When Recorded Return To:
Advantage Title Company
2037 Liberty Road
Eldersburg, MD 21784

New Owner(s) Address & Mail Tax Statements To:
Jason Bolinger & Jennifer L. Jackson
1035 Dozier Place
Nashville, TN 37216

Property Tax ID#: 07210001100
Ref. #: AT-55528

WARRANTY DEED

TCA 67-4-409(a)(3)(A)

This instrument, made and entered into on this the 18 day of November, 2015, by and between JASON BOLINGER and JENNIFER JACKSON a/k/a JENNIFER L. JACKSON, husband and wife, Grantors, and JASON BOLINGER and JENNIFER L. JACKSON, husband and wife, as tenants by the entirety, whose address is 1035 Dozier Place, Nashville, TN 37216, Grantees.

Witnesseth:

That for and in consideration of the sum of $1.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantors have this day bargained and sold, and by these presents, do hereby sell, transfer and convey unto the said Grantees, Grantees' successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

Property Address: 1035 Dozier Place, Nashville, TN 37216

To have and to hold unto the said Grantees, Grantees' successors and assigns, in fee simple forever.

And the said Grantors covenant with the Grantees, Grantors' successors and assigns, that Grantors have lawfully seized and possessed of the premises above conveyed, and have a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantors, will forever warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

In witness whereof, this Grantors have hereunto set a hand and seal on this the date first above written.

X _____

JASON BOLINGER

X _____ AKA _____

JENNIFER JACKSON a/k/a JENNIFER L. JACKSON

STATE OF TN }

COUNTY OF Davidson }

On this 18 day of November, 2015, before me, personally appeared JASON BOLINGER and JENNIFER L. JACKSON, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged the execution of same to be their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and notarial seal.

_____
Notary Public
My Commission Expires: _____

CLAUDIA BOYETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

I, or we, hereby swear or affirm that there was no consideration for this transfer and that there is no transfer tax due under TCA 67-4-409(a)(3)(A).

_____
Affiant

Subscribed and sworn to before me this the 18th day of November, 2015.

JENNIFER M. HALL
NOTARY PUBLIC - MARYLAND
CARROLL COUNTY
MY COMMISSION EXPIRES
JUNE 12, 2016

_____
Notary Public
My Commission Expires: _____

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Jason Bolinger & Jennifer L. Jackson
1035 Dozier Place
Nashville, TN 37216

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Exhibit "A"

The following described tract of land:

Land in Davidson County, Tennessee, being Lot Nos. 2 and 3 on the Plan of Dozier Place, of record in Plat Book 974, Page 51, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

FOR INFORMATIONAL PURPOSES ONLY:
The improvements thereon being known as 1035 DOZIER PLACE, Nashville, TN 37216
Tax ID#: 07210001100

BEING the same property which, by Quitclaim Deed dated September 9, 2009, and recorded in the Register of Deeds of the County of Davidson, Tennessee, as Document No. 20090915-0086208, was granted and conveyed by Jason Bolinger unto Jason Bolinger and Jennifer Jackson.

True Copy Certification

I, Amy Sussman, 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.

Amy Sussman
Signature

State of Maryland

County of Carroll

Personally appeared before me, [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.

PETE W.R. MARTIN
Notary Public-Maryland
Anne Arundel County
My Commission Expires
October 28, 2017

Notary's Signature

My Commission Expires: 10/28/2017
Notary' Seal (if on paper)