Davidson County DEEDQC
Recvd: 01/06/16 15:21 3 pgs
Fees:17.00 Taxes:0.00
20160106-0001379

PREPARED BY:
SIDWELL & BARRETT, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

STATE OF TENNESSEE)
COUNTY OF Wilson)
The actual consideration is $0.00.

AFFIANT

Subscribed and sworn to before me
this 6th day of January, 2016

NOTARY PUBLIC
My Commission Expires: 8.14.19

TRACEY TRUMPHOUR STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

ADDRESS OF NEW OWNER:
John Eric Davis
646 Larchwood Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Owner

Map/Parcel 91-9 9

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid, love and affection, and other good and valuable consideration, the receipt of which is hereby acknowledged, and for the express purpose of creating a tenancy in common with rights of survivorship with the named party, **Jo Ann Davis, ("Grantor")** does hereby quitclaim and convey his interest unto **John Eric Davis, unmarried**, ("Grantee") his successors and/or assigns the following described parcel of land in Davidson **County**, Tennessee:

Land in Davidson County, Tennessee, being lot No. 4 on the Plan of Section VII Hickory Bend, as fo record in Book 3600, page 29 Register's Office for Davidson County, Tennessee. Described more fully as follows:

Beginning at a point in the westerly margin of Larchwood Drive, at the corner of Lot Nos. 3 and 4; thence north with said Drive, 60 feet to a monument; thence around a curve, northwesterly 39.27 feet to a monument in the southerly margin of Lauer Drive; thence with said Drive, westerly around a slight curve 75 feet to a concrete monument; thence southerly along the rear line of the lot, 100.94 feet to a corner of Lots Nos.3 and 4; thence easterly along the dividing line of said lots, 129.1 feet to the point of beginning.

Being the same property conveyed to Donald Davis and wife, Jo Ann Davis by deed from Howard Chester Smith, Jr., and wife Ruby Elizabeth Smith of record in Book 4172, page 877 Register's office for Davidson County, Tennessee. The said Donald Davis having since died vesting the property in Jo Ann Davis, the surviving tenant by the entirety.

Said Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises. Grantor makes no warranties as to the state of the title to the property but acquit any claim that Grantor has to said property and for that purpose thereof, make this conveyance to Grantee.

IN WITNESS WHEREOF, the undersigned has caused this instrument to be executed on the 6th day of January, 2015.

Jo Ann Davis

STATE OF TENNESSEE
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jo Ann Davis, with whom I am personally acquainted, and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 6th day of January, 2016.

Notary Public

My Commission Expires: 8.14.17

TRACEY TRUMPHOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

TRUE COPY CERTIFICATION

I, Kimie Perry, 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.

Signature

STATE OF TENNESSEE
COUNTY OF WILSON

Personally appeared before me, Liz Jones, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission expires: 8-14-17
Notary Seal (if on paper)

