151-246

BILL GARRETT, Davidson County
Trans:T20160002811 DEEDQC
Recvd: 01/12/16 10:25 1 pgs
Fees:12.00 Taxes:0.00
20160112-0003098

PREPARED BY AND RETURN TO:
Land Title South Inc.
3326 Aspen Grove Drive, Ste. 400
Franklin, TN 37067
Ph. (615) 778-9828 Fax (615) 778-3134

ADDRESS OF NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Juanita S. Boone 4151 Trinity Road Franklin TN 37067	New Owner

TAX MAP - PARCEL NUMBERS: 071-04-110.00

Quitclaim Deed

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, I, **M. Todd Jackson** have this day bargained and sold, and by these presents do hereby quitclaim and convey unto **Juanita S. Boone,** her heirs and assigns, all of my right, title and interest in and to the following described tract of land located in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 380, on the Map of Joywood Heights, Section 2-A, as of record in Book 1424, page 20, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to M. Todd Jackson by Warranty Deed from Stuart Adam Trotter and wife, Jaime D. Trotter dated October 20, 2015 and recorded October 26, 2015 of record in Instrument No. 20151026-0108437, Register's Office for Davidson County, Tennessee.

This property commonly known as: **2628 Flamingo Drive Nashville, TN 37207**

WITNESS MY HAND on this the 4 day of November 2015.

M. Todd Jackson

STATE OF TENNESSEE COUNTY OF Williamson

PERSONALLY APPEARED BEFORE ME, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainor, M. Todd Jackson, with whom I am personally acquainted (or proved identity with satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL, this the 4 day of November 2015.

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC (Seal) WILLIAMSON COUNTY

My commission expires:
My Commission Expires
October 30, 2016

Notary Public

STATE OF TENNESSEE COUNTY OF Williamson

I HEREBY SWEAR OR AFFIRM that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

WITNESS MY HAND AND OFFICIAL SEAL, this the 4 day of November 2015.

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, this the 4 day of November 2015.

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC (Seal) WILLIAMSON COUNTY

My commission expires:
My Commission Expires
October 30, 2016

Notary Public