WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850
2016-02-1577
INSTRUMENT WAS PREPARED BY:
GEORGE R. ARRANTS JR., ATTORNEY AT LAW
800 S. GAY STREET, STE 2500
KNOXVILLE, TN 37929

Davidson County DEEDQC
Recvd: 06/21/16 15:28 4 pgs
Fees:22.00 Taxes:0.00
20160621-0063233

QUITCLAIM DEED

For good consideration, I (We) **ELLEN ESKEW JONES FORMERLY KNOWN AS ELLEN ESKEW NICKENS, SURVIVING TENANT BY THE ENTIRETY OF DAVID JACKSON NICKENS, DECEASED (DOD 01/13/1991)** of hereby bargain, deed and convey to **ELLEN ESKEW JONES AND HARVEY WYATT JONES, WIFE AND HUSBAND**, the following described land in DAVIDSON County, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE PRELIMINARY PLAN OF THE MORROW ROAD SUBDIVISION, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY W. W. TURNER COMPANY, ENGINEERS, AUGUST 7, 1947, AS FOLLOWS:

BEGINNING ON THE NORTHERLY MARGIN OF MORROW ROAD, AT THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO WALTER LEE TAYLOR AND WIFE, BY DEED FROM JOHN L. BARNES AND WIFE, OF RECORD IN BOOK 2087, PAGE 613, REGISTER'S OFFICE FOR SAID COUNTY; THENCE WITH SAID TAYLOR'S WESTERLY LINE, NORTHEASTWARDLY 125 FEET TO THE SOUTHERLY LINE OF THE PROPERTY CONVEYED TO THE CITY OF NASHVILLE BY DEED FROM JOHN W. MCDOUGALL, TRUSTEE, OF RECORD IN BOOK 2397, PAGE 165, SAID REGISTER'S OFFICE; THENCE NORTH 58 DEGREES 15 MINUTES WEST 55.5 FEET TO THE CORNER OF LOTS NOS. 3 AND 4; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, SOUTHWESTWARDLY 125 FEET TO THE NORTHERLY MARGIN OF MORROW ROAD; THENCE WITH SAME, SOUTH 58 DEGREES 15 MINUTES EAST 55.5 FEET TO THE BEGINNING

Being the same property conveyed to David Jackson Nickens and Wife, Ellen Eskew Nickens, as Tenants by the Entireties from David Jackson Nickens by Quit Claim Deed dated April 12, 1990 and recorded on July 6, 1990 in Book 8147, Page 1, as Instrument No. 39456 in the Register's Office of Davidson County, State of Tennessee.

David Jackson Nickens Sr. having passed from this life on January 13, 1991 thereby leaving Ellen Eskew Nickens as surviving spouse and Tenant by the Entirety.

APN: 091 06 0 026.00

Property Address: 5910 MORROW ROAD, NASHVILLE, TN 37209

SEND TAX BILLS TO:
ELLEN ESKEW JONES and HARVEY WYATT JONES.
5910 MORROW ROAD, NASHVILLE, TN 37209.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

WITNESS the hands and seal of said Grantors this 13 day of June 2016.

Ellen Eskew Jones F K A Ellen Eskew Nickens

ELLEN ESKEW JONES F/K/A ELLEN ESKEW NICKENS

STATE OF TENNESSEE)
) SS.
COUNTY OF Davidson)

On this 13th day of June, 2016, before me personally appeared **ELLEN ESKEW JONES F/K/A ELLEN ESKEW NICKENS**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

Karen R. Campbell
Notary Public
My Commission Expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

I/WE hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $ 0, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Ellen Eskew Lowe FKA
Ellen Eskew Nukins

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Subscribed and sworn before me this 13th day of June, 2016.

(seal)

Karen R. Campbell
Notary Public
My Commission Expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

True Copy Certification

I, MELINDA ALBAN, 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.

Melinda Alban
Signature

State of MARYLAND

County of MONTGOMERY

Personally appeared before me, Stacy A. Casey, a notary public for this county and state, Melinda Alban who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy A. Casey
Notary's Signature

My Commission Expires: 4/20/17
Notary' Seal (if on paper)

Stacy A. Casey
NOTARY PUBLIC
Baltimore County, Maryland
My Commission Expires 4/20/17