AFTER RECORDING RETURN TO:
VALUAMERICA
113 TECHNOLOGY DR.
PITTSBURGH, PA 15275
File No. 1273963846

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
866-333-3081

Davidson County DEEDQC
Recvd: 06/30/16 09:22 5 pgs
Fees:27.00 Taxes:0.00
20160630-0066752

Parcel ID No.: 052 08 0A 286.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 24th day of June, 20 16, by and between **JENNIFER DANNER, F/K/A JENNIFER TURNER, A MARRIED WOMAN, WHO ACQUIRED TITLE AS UNMARRIED, JOINED BY HER SPOUSE, TOMMY DANNER**, a mailing address of 1140 SHAWNEE TRACE, MADISON, TN 37115, hereinafter referred to as Grantor(s) and **TOMMY DANNER AND JENNIFER DANNER, HUSBAND AND WIFE**, a mailing address of 1140 SHAWNEE TRACE, MADISON, TN 37115, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, have this day remise, release, quitclaim and conveyed to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 1140 SHAWNEE TRACE, MADISON, TN 37115

SUBJECT TO EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS, AND LIMITATIONS OF RECORD, IF ANY.

BEING THE SAME PROPERTY CONVEYED TO JENNIFER TURNER, UNMARRIED, FROM ADRIAN D WATKINS, SR., UNMARRIED, BY DEED DATED 5/15/20009, RECORDED 6/15/2009 IN INSTRUMENT NO. 20090615-00508, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jennifer Danner f/k/a Jennifer Turner
JENNIFER DANNER, F/K/A JENNIFER TURNER

TOMMY DANNER

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, JENNIFER DANNER, F/K/A JENNIFER TURNER, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Madison, TN this 24th day of June, 2016.

Notary Public
My Commission expires: 3-10-2019

ARTRINNA MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 10, 2019

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, TOMMY DANNER, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Madison, TN, this 24th day of June, 2016.

Notary Public
My Commission expires: 3-10-2019

ARTRINNA MINNIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 10, 2019

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 Grantor/Grantee and/or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT A
LEGAL DESCRIPTION

ALL THAT CERTAIN PROPERTY SITUATED IN CITY OF MADISON IN THE COUNTY OF DAVIDSON, AND STATE OF TENNESSEE AND BEING DESCRIBED IN A DEED DATED 05/15/2009 AND RECORDED 06/15/2009 AS INSTRUMENT NUMBER 20090615-0055084 AMONG THE LAND RECORDS OF THE COUNTY AND STATE SET FORTH ABOVE, AND REFERENCED AS FOLLOWS:

LOT(S) 139, AS SHOWN ON THE MAP ENTITLED HERON WALK SECTION 4 PHASE 2, OF RECORD AS PLAT BOOK 9700, PAGE 687, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

PARCEL ID NO.: 052 08 0A 286.00

PROPERTY COMMONLY KNOWN AS: 1140 SHAWNEE TRACE, MADISON, TN 37115

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Affiant

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 24 day of June, 2016.

Notary Public
My Commission Expires: 3-10-2019



Name and address for person(s) responsible for taxes:

TOMMY DANNER AND JENNIFER DANNER
1140 SHAWNEE TRACE
MADISON, TN 37115

Name and address of property owner:

TOMMY DANNER AND JENNIFER DANNER
1140 SHAWNEE TRACE
MADISON, TN 37115

True Copy Certification

I, Kim McAllister, 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.

Kim McAllister
Signature

State of Pennsylvania

County of Allegheny

Personally appeared before me, Erica Amendola, a notary public for this county and state, Kim McAllister who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Erica Amendola
Notary's Signature

My Commission Expires: 3-26-19
Notary' Seal

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ERICA M AMENDOLA
Notary Public
NORTH FAYETTE TWP, ALLEGHENY COUNTY
My Commission Expires Mar 26, 2019