This Instrument Prepared By and Return To:

16-0144

Return To:
Four Star Title, LLC
2506 N. Mt. Juliet Road
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20160070973 DEEDQC
Recvd: 08/16/16 09:49 2 pgs
Fees:12.00 Taxes:0.00
20160816-0085219

QUITCLAIM DEED

NEW OWNER:	**SEND TAX BILLS TO:**	**MAP/PARCEL**
Jason L. Nelson	First Community Mortgage	147-14-127
598 Hill Creek Dr.	275 Robert Rose Dr.	
Nashville, TN 37211	Murfreesboro, TN 37129	

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid by GRANTEE, the receipt of which is hereby acknowledged Jason L. Nelson and Stacey L. Parker-Nelson, husband and wife, hereinafter called the GRANTOR, does hereby quitclaim and convey unto Jason L. Nelson, hereinafter called the GRANTEE, all right, title and interest, if any they may have, in the said property listed below:

Land in Davidson County, Tennessee, being Lot No. 411 on the Plan of Candlestick Farms, Section Four of record in Plat Book 3600, page 71, Register's Office for Davidson County, Tennessee.

Beginning at a point in the Easterly margin of Hill Creek Drive said point being the common Westerly corners of Lots Nos. 411 and 412.

Thence Northwardly with the Easterly margin of Hill Creek Drive 148.8 feet to a concrete monument, thence Eastwardly around a curve 36 feet to a concrete monument in the Southerly margin of Brewer Drive.

Thence Eastwardly with the Southerly margin of Brewer Drive 91.7 feet to a concrete monument, thence Southwardly 126.1 feet to a point, said point being the common Easterly corners of Lots Nos. 411 and 412; Thence along the line between two lots Westwardly 140.6 feet to the point of beginning.

Being the same property conveyed to Jason L. Nelson and Stacey L. Parker-Nelson by Warranty Deed from Russell Scruggs, unmarried, filed for record on May 29, 2014 at Instrument Number 20140529-0046101; and further being the same property conveyed to Russell Scruggs, by Warranty Deed from Bernice L. Pharr, filed for record on October 1, 2010, at Instrument Number 20101001-0078557, said Register's Office.

This is improved property located at 598 Hill Creek Dr., Nashville, TN 37211

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set her hand this 25 day of July, 2016.

Jason L. Nelson

Stacey L. Parker-Nelson

STATE OF TENNESSEE
COUNTY OF WILSON

Before me, the undersigned Notary in and for said County and State, personally appeared the within named Jason L. Nelson and Stacey L. Parker-Nelson, to me personally known, or proved on the basis of satisfactory evidence, and is the one described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

WITNESS my hand and official seal this 25 day of July, 2016.

NOTARY

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 25 day of July, 2016.

NOTARY PUBLIC

My Commission Expires: 2/6/18

KIRK HUNNICUTT
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY