THIS INSTRUMENT PREPARED BY:
April MacIntyre
Curphey & Badger PA
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
David Jensen and Alicia Vandiver
1709 Sherwood Lane
Nashville, TN 37216

Davidson County DEEDQC
Recvd: 09/01/16 08:48 4 pgs
Fees:22.00 Taxes:0.00
20160901-0091788

Property Tax ID#: 072-16-002.00
File #: FNTGI-101248973-138239-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, DAVID JENSEN, a married man, who acquired title as an unmarried man, herein joined by his spouse ALICIA VANDIVER, as Grantors, hereby convey all rights, titles and interests that we may have in to DAVID JENSEN and ALICIA VANDIVER, husband and wife, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: G072-16-002.00
Property Address: 1709 Sherwood Lane, Nashville, TN 37216

Prior Deed recorded 01/01/2007 as Instrument 20071101-0129105, Davidson County Court Clerk's Office.

Witness our hands this the 23 day of August, 2016.

DAVID JENSEN

ALICIA VANDIVER

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, DAVID JENSEN and ALICIA VANDIVER, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 23 day of August, 2016.

DERRICK W. WRIGHT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-17

Notary Public
My Commission expires: 5-8-17

We hereby swear or affirm that to the best of our knowledge, information and belief that actual consideration for the transfer is $0.00.

DAVID JENSEN

ALICIA VANDIVER

Subscribed and sworn to before me this the 23 day of August, 2016.

DERRICK W. WRIGHT II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-17

Notary
My Commission expires: 5-8-17

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

Exhibit A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 9, SHERWOOD SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 1424, PAGE 51, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY. BEING THE SAME PROPERTY CONVEYED TO ROBERT J. MILLER AND TONYA S. VALENTINE, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP BY WARRANTY DEED FROM JUDITH P. MURPHY RECORDED ON THE 31ST DAY OF JULY, 2007 AT INSTRUMENT NO. 20070731-0090953; ALSO BEING THE SAME PROPERTY CONVEYED TO FLETCHER W. PATTERSON AND WIFE, VIRGINIA G. PATTERSON BY WARRANTY DEED FROM THE TENNESSEE BUILDING AND SUPPLY COMPANY, RECORDED ON THE 4TH DAY OF SEPTEMBER, 1948 IN DEED BOOK 1637, PAGE 261, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. BOTH GRANTEES ARE NOW DECEASED. FLETCHER W. PATTERSON WAS THE LAST TO PASS ON JANUARY 8, 2007. PER THE ORDER OF PROBATE FILED JANUARY 12, 2007, PROBATE NO: 07P-79, IN THE SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, TENNESSEE, JUDITH P. MURPHY IS THE SOLE BENEFICIARY.

Parcel ID: 072-16-002.00

Commonly known as 1709 Sherwood Lane, Nashville, TN 37216
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **DAVID JENSEN** BY DEED RECORDED ON **November 1, 2007** IN **Instrument: 20071101-0129105**.

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., 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: 2-3-19

Notary Seal:

T. HOUSE
Commission # 2096091
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2019