QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 09/19/16 11:47 3 pgs
Fees:17.00 Taxes:0.00
20160919-0098185

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $0.00

AFFIANT

SUBSCRIBED AND SWORN TO ME ON THE 16 DAY OF September, 2016

NOTARY PUBLIC

MY COMMISSION EXPIRES

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

THIS INSTRUMENT PREPARED BY
Jim R. Vanderpool, P.C. DBA VANDERPOOL & PEARMAN, 256 Seaboard Lane, G-104, Franklin, TN 37067
file # 16-8289 PEARSON 3263

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP-PARCEL
James David Pearson	J. David Pearson	See Exhibit A
3263 Harpeth Springs Drive	4094 Hillsboro Pike Suite 203	
Nashville, TN 37221	Nashville, TN 37215	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

J. DAVID PEARSON

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY ALL OF OUR INTEREST UNTO:

JAMES DAVID PEARSON

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A"

This is improved property known as See Exhibit A

Witness my hand on this 19th day of September, 2016

J. David Pearson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, the within named: J. David Pearson, the bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that J. David Pearson and executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of September, 2016

Notary Public

My Commission Expires:

JIM R. VANDERPOOL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY MY COMMISSION EXPIRES 03-15-2020

EXHIBIT A - LEGAL DESCRIPTION

PARCEL 1
TAX ID NUMBER: 141060D12100CO

Land in Davidson County, Tennessee, being Unit No. 121 on the plan of Horizontal Property Regime, Private Element Plat, Riverbridge Community, a Planned Unit Development, of record in Instrument No. 20030213-0019999, Register's Office for said County, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to J. David Pearson, an unmarried man by Warranty Deed from Rachel Watts, unmarried, recorded on the 16th day of December, 2015 in Instrument No. 20151216-0126407, in the Register's Office of Davidson County, Tennessee.

PARCEL 2
TAX ID NUMBER: 141060C07400CO

Land in Davidson County, Tennessee, being Lot No. 62 on the plan of RIVERBRIDGE COMMUNITY, PHASE 1B, as shown by plat of record in Instrument No. 20030709-0094605, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to J. David Pearson, unmarried by Warranty Deed from Kenneth D. Duncan, unmarried, recorded on the 15th day of January, 2015 in Instrument No. 20150115-0004338, in the Register's Office of Davidson County, Tennessee.

PARCEL 3
TAX ID NUMBER: 141060D12200CO

Land in Davidson County, Tennessee, being Unit No. 122 on the Plan of Riverbridge Community, a Planned Unit Development of record in Instrument No: 20030213-0019999, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed by Warranty Deed from Windy Dawn Jones, unmarried to J. David Pearson, unmarried, as recorded on the 18th day of September, 2015 in Instrument No. 20150918-0095063; Quitclaim Deed from Windy Jones, an unmarried woman to Windy Dawn Jones, an unmarried woman, as recorded on the 15th day of March, 2007 in Instrument No. 20070315-0031807 and Warranty Deed from Beazer Homes Corp., DBA Phillips Builders, a Tennessee Corporation to Windy Jones, an unmarried woman, as recorded on the 11th day of March, 2004 in Instrument No. 20040311-0028001, in the Register's Office of Davidson County, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Certificate of Authenticity

I, Chad I. Pearman, do hereby make oath that I am a licensed attorney and/or custodian of the electronic version of the attached document executed and authenticated according to the law.

Chad. I. Pearman

State of Tennessee
County of Williamson

Personally appeared before me, Jim R. Vanderpool, a notary public for this county and state, Chad I. Pearman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed

Notary

