THIS INSTRUMENT PREPARED BY:
Mortgage Connect, LP
260 Airside Drive
Moon Township, PA 15108

Davidson County	DEEDQC
Recvd: 11/02/16 12:31	4 pgs
Fees:22.00 Taxes:0.00	
20161102-0115906	

QUITCLAIM DEED
803900

THIS INDENTURE, Made this 19 day of October ,20 16, by and between Jeffery M. Parker and Tamika D. Parker, formerly Husband and Wife and are now divorced of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Jeffery M. Parker, an unmarried man of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 5685 OLD HICKORY BOULEVARD, NASHVILLE TN, 37218).

BEING the same premises which James A. Sever and wife, Vicky L. Sever in deed dated 2/28/2012 and recorded 3/2/2012 in the DAVIDSON County Recorder's Office in Deed Book Volume 20120302-0018541, page , granted and conveyed to Jeffery M. Parker and wife, Tamika D. Parker.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of Zero and No/100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Jeffery M. Parker

Tamika D. Parker

State of TN

County of Davidson (SS)

On this 19th day of October in the year 2016 before me, the undersigned notary public, personally appeared Jeffery M. Parker & Tamika D Parker, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Notary Public

My Comp 12/06/16

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $ 0.00.

Affiant

Subscribed and sworn to before me this 19 day of October, 2016.

Notary Public

My Commission Expires: 12/06/16

File No: 803900

TAXPAYER/OWNER: Jeffery M. Parker
ADDRESS: 5685 OLD HICKORY BOULEVARD, NASHVILLE TN, 37218

Exhibit A
Legal Description

LAND IN DAVIDSON COUNTY, TENNESSEE, AND BEING DESCRIBED ACCORDING TO A SURVEY BY J. BRUCE RAINEY, SURVEYOR #823 DATED APRIL 19, 1982, AND KNOWN AS JOB, NO. 83-050, AS FOLLOWS:

BEGINNING AT AN IRON PIN ON THE WESTERLY MARGIN OF OLD HICKORY BOULEVARD, SAID POINT OF BEGINNING BEING THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT AND ALSO BEING THE NORTHEAST CORNER OF THE RONALD E. BLACK LAND OF RECORD IN DEED BOOK 5331, PAGE 569, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE; THENCE WITH THE LINE OF THE SAID RONALD E. BLACK LAND N 69 DEG. 34' 52" W, 1,776.03' TO AN IRON PIN; THENCE LEAVING THE LINE OF RONALD BLACK LAND NOS DEG. 12' 53" E 135.58' TO AN IRON PIN, THE SOUTHWEST CORNER OF THE LARRY TURNER 15.3 TRACT; THENCE WITH TURNER'S LINES 70 DEG. 52' 58" E 1,754.63' TO AN IRON PIN ON THE WESTERLY MARGIN OF THE SAID OLD HICKORY BOULEVARD; THENCE WITH THE WESTERLY MARGIN OF THE SAID BOULEVARD (30' FROM THE CENTERLINE) THE FOLLOWING CALLS S 02 DEG. 09' 47" E 99.76' TO A POINT; THENCE S OS DEG. 55' 48" W 97.84' TO A POINT; THENCE S 15 DEG. 15' 30" W 118.20' TO A POINT; THENCE S 23 DEG. 00' 09" W 49.32' TO THE POINT OF BEGINNING, CONTAINING 10.95 ACRES, MORE OR LESS.

Being the same property as conveyed from James A. Sever and wife, Vicky L. Sever to Jeffery M. Parker and wife, Tamika D. Parker as set forth in Deed Instrument #20120302-0018541 dated 02/28/2012, recorded 03/02/2012, DAVIDSON County, TENNESSEE.

047-00-0-010.00

True Copy Certification

I, Sharon Hayes, 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.

Signature

State of PA

County of Allegheny

Personally appeared before me, Steven Bieranowski, a notary public for this county and state, Sharon Hayes 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: May 9, 2020

Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
STEVEN BIERANOWSKI
Notary Public
MOON TWP, ALLEGHENY COUNTY
My Commission Expires Mar 9, 2020