BILL GARRETT, Davidson County
Trans:T20160104877 DEEDQC
Recvd: 11/29/16 13:01 4 pgs
Fees:22.00 Taxes:0.00
20161129-0125139

**Prepared By:**
John R. Jackson
10343 Roanoke Dr
Murfreesboro, Tennessee 37129

**After Recording Return To:**
John R. Jackson
10343 Roanoke Dr
Murfreesboro, Tennessee 37129

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# QUITCLAIM DEED

On January 01, 2016 THE GRANTOR(S),

**Joseph R. Jackson and Cynthia M. Jackson, a married couple**, for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S): **John Richard Jackson and Kevin Joseph Jackson**, as tenants in common, the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee:

Being the same property conveyed to Joseph R. Jackson and wife, Cynthia M. Jackson, by Deed from Richard E. LaBrec and wife, Ithaca S. LaBrec, of record in book 6753, page 91, Register's Office for Davidson County, Tennessee.

Legal Description: See attached EXHIBIT A.

More commonly known as: 410 Woodsman Ct, Nashville, Tennessee 37214.

Tax Parcel Number: 108-16-0-254.00

New owners John Richard Jackson + Kevin Joseph Jackson 10343 Roanoke Drive Murfreesboro, TN 37129

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Mail Tax Statements To:
John R. Jackson
10343 Roanoke Dr
Murfreesboro, Tennessee 37129

**[SIGNATURE PAGE FOLLOWS]**

**Grantor Signatures:**

DATED: October 31, 2016

Joseph R Jackson
2219 Belmont Boulevard
Nashville, Tennessee, 37212

DATED: October 31, 2016

Cynthia M. Jackson
2219 Belmont Boulevard
Nashville, Tennessee, 37212

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Joseph R Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person within named and has executed the foregoing instrument for the purposes therein contained.

Witnessed my hand and seal this 31 day of October, 2016.

Kendra Foster
Notary Public

My Commission Expires: 11-6-2017

KENDRA FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, the undersigned Notary Public in and for the County and State aforesaid, personally appeared Cynthia M Jackson, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person within named and has executed the foregoing instrument for the purposes therein contained.

Witnessed my hand and seal this 31 day of October, 2016

Kendra Foster
Notary Public

My Commission Expires: 11-6-2017 KF

KENDRA FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $1.00.

Affiant

Affiant's Name: Joseph R Jackson
Cynthia M Jackson

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn before me on this 31 day of October, 2016

Notary Public

My Commission Expires: 11-6-2017

KENDRA FOSTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 96A as shown on the Plan of Zone Lot Drwg., Lots 89-90-91-94-95-96 & 97, Percy Priest Woods, Section IV, of record in Book 6250, page 756, Register's Office for said County, and also shown as part of Lot 96 on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 357, said Register's Office, to which plans reference is hereby made for a more complete description.

Being a part of the same property conveyed to Robert E. LaBrec by deed from Percy Priest Woods, a joint venture, of record in Book 6752, page 950, Register's Office for Davidson County, Tennessee.

The above-described property is encumbered by the following:

1. Deed of Trust from Robert E. LaBrec and wife, Ithaca S. LaBrec to Stephen C. Baker, Trustee, dated December 31, 1985, of record in Book 6753 page 11, Register's Office for Davidson County, Tennessee to secure an indebtedness evidenced by a promissory note in the original principle amount of $52,500.00 payable to Commerce Union Bank.

2. Restrictive covenants of record in Book 5984, page 865, and amended in Book 6020, page 270, and further amended in Book 6097, page 11, said Register's Office.

3. Ingress, egress and public utilities easement as reservced in the deed of record in Book 6071, page 482, said Register's Office.

4. Ingress and Egress Easement conveyed by deed from Percy Priest Woods, a joint venture to Kodill Properties, a limited partnership, dated June 1, 1983, of record in Book 6071, page 491, said Register's Office.

5. Conveyance of water mains of record in Book 6147, page 886, said Register's Office.

6. Conveyance of sewer lines of record in Book 6147, page 893, said Register's Office.

7. All matters as shown on the Final Plat, Section Four, Percy Priest Woods Subd., of record in Book 6250, page 357, said Register's Office.

8. All matters as shown on the Plat of Zone Lot Drwg., Lots 89-90-91-94-95-96 & 97, Percy Priest Woods, Section IV, of record in Book 6250, page 756, said Register's Office.

9. Easement for utility services and party walls for use in common with owners of attached appurtenant improvements.

10. Utility anchor easement in favor of Nashville Electric Service and South Central Bell Telephone Company, of record in Book 6556, page 612, Register's Office for Davidson County, Tennessee.