AFTER RECORDING RETURN TO:
VALENCIA K. FRIERSON
2820 CATO RIDGE DRIVE
NASHVILLE, TN 37218
File No. 17-589874

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 LELIA DRIVE SUITE E (2ND FLOOR)
JACKSON, MS 39216
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Parcel ID No.: 058-09-0A-257.00

Davidson County DEEDQC
Recvd: 01/05/17 13:59 5 pgs
Fees:27.00 Taxes:0.00
20170105-0001447

QUIT CLAIM DEED

THIS DEED made and entered into on this 16th day of December, 2016, by and between * **VALENCIA K. FRIERSON SCOTT, A MARRIED WOMAN, WHO ACQUIRED TITLE AS UNMARRIED, JOINED BY HER SPOUSE, JEFFREY L. SCOTT**, a mailing address of 2820 CATO RIDGE DRIVE, NASHVILLE, TN 37218, hereinafter referred to as Grantor(s) and **VALENCIA K. FRIERSON SCOTT, A MARRIED WOMAN**, a mailing address of 2820 CATO RIDGE DRIVE, NASHVILLE, TN 37218, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, have this day remise, release, quitclaim and conveyed to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 2820 CATO RIDGE DRIVE, NASHVILLE, TN 37218

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, rights-of-way and limitations of record, if any.

Being the same property conveyed to Valencia K. Frierson, unmarried, by Special Warranty Deed from NVR, Inc. t/a Fox Ridge Homes, recorded in Instrument 20100415-0028443, Register's Office for Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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

*valencia K Frierson unmarried

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Valencia K. Frierson Scott
VALENCIA K. FRIERSON SCOTT

Jeffrey L. Scott
JEFFREY L. SCOTT

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, VALENCIA K. FRIERSON, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained. * Valencia K. Frierson Scott

Witness my hand and seal, at office in Nashville, TN, this 10th day of December, 2016.

KARRINGTON B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Notary Public
My Commission expires: 5-17-2020

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, JEFFREY L. SCOTT, the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, TN, this 10th day of December, 2016.

Notary Public
My Commission expires: 5-17-2020

KARRINGTON B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Valencia K. Frierson Scott
Affiant Valencia K. Frierson Scott

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 10th day of December, 2020.

Karrington B Christian
Notary Public
My Commission Expires: 5-17-2020

KARRINGTON B CHRISTIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

Name and address for person(s) responsible for taxes:
VALENCIA K. FRIERSON
2820 CATO RIDGE DRIVE
NASHVILLE, TN 37218

Name and address of property owner:
VALENCIA K. FRIERSON
2820 CATO RIDGE DRIVE
NASHVILLE, TN 37218

EXHIBIT A
LEGAL DESCRIPTION

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

LAND IN COUNTY, TENNESSEE, BEING LOT 261, ON A PLAN OF JORDAN RIDGE AT EATON'S CREEK, PHASE 9, OF RECORD IN INSTRUMENT NO. 20090618-0056870, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

A.P.N.: 058-09-0A-257.00

PROPERTY COMMONLY KNOWN AS: 2820 CATO RIDGE DRIVE, NASHVILLE, TN 37218

True Copy Certification

I, Terri Miskell, 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

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA)
) ss.
County of Placer County)

On Dec. 21, 2016 before me, Maria Spaeth,

Notary Public personally appeared Terri Miskell,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE

Notary Signature

MARIA SPAETH
Commission # 2075526
Notary Public - California
Placer County
My Comm. Expires Aug 20, 2018