This Instrument Prepared By:
Certified Document Solutions
17345 Civic Drive, Unit 1961
Brookfield, WI 53045

Return To After Recording:
Jared W. Colby, Erin A. Quinn Broadus, and Wayne Colby
1320 Love Joy Court
Nashville, TN 37216
Reference Number: TN368525

Mail Tax Statements To:
Jared W. Colby, Erin A. Quinn Broadus, and Wayne Colby
1320 Love Joy Court
Nashville, TN 37216

Property Tax ID#: 072-07-0-347.00

Davidson County DEEDQC
Recvd: 01/31/17 10:49 5 pgs
Fees:27.00 Taxes:0.00
20170131-0010139

QUIT CLAIM DEED

For and in consideration of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, **Jared W. Colby and Erin A. Quinn Broadus, husband and wife,** whose post office address is 1320 Love Joy Court, Nashville, TN 37216, as Grantor(s), **and Jared W. Colby and Erin A. Quinn Broadus, husband and wife, and Wayne Colby, a married man,** whose post office address is 1320 Love Joy Court, Nashville, TN 37216, as Grantee(s) hereby conveys all right, title and interest that I may have in and to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT "A"

PROPERTY ADDRESS: 1320 Love Joy Court, Nashville, TN 37216

Being all of the same Property conveyed to Grantor by virtue of a Warranty Deed recorded March 9, 2015 among the Official Property Records of Davidson County, Tennessee as Instrument 20150309-0019894.

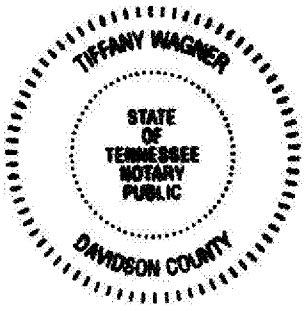
Whenever used, the singular name shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Exempt Pursuant to T.C.A. Code 67-4-409(a4).

IN WITNESS WHEREOF, the said Grantor(s) has/have hereunto set their hand(s) and seal(s) on this 27 day of December, 2016.

Jared W. Colby

Erin A. Quinn Broadus



STATE OF Tennessee
COUNTY OF Davidson

On this 27 day of December, 2016, before me personally appeared Jared W. Colby and Erin A. Quinn Broadus, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that such person(s) executed the same as such person(s) free act and deed.

Witness my hand, at offices, the 27 day of December, 2016.

Notary Public Tiffany Wagner
My Commission expires: August 4, 2020

I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

Attorney Bruce Clark

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.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Affiant

Subscribed and sworn to before me this 27 day of December, 2016 by Jared Colby.

Notary Public Tiffany Wagner
Commission Expires August 4, 2020

TIFFANY WAGNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

Jared W. Colby and Erin A. Quinn Broadus, and Wayne Colby
1320 Love Joy Court
Nashville, TN 37216

Name and address of property owner:

Jared W. Colby and Erin A. Quinn Broadus, and Wayne Colby
1320 Love Joy Court
Nashville, TN 37216

EXHIBIT "A"

THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 6, ELLIS ESTATES, SECTION TWO, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 467, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THAT SAME PROPERTY CONVEYED TO JARED W. COLBY, AND ERIN A. QUINN BROADUS, BY DEED FROM JAMIE BREAUX MURPHY DATED FEBRUARY 27, 2015 AND RECORDED MARCH 09, 2015 IN INSTRUMENT NO. 20150309-0019894, IN THE OFFICE OF THE REGISTER OF DEEDS IN AND FOR DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, **Darell Near**, do hereby make oath that I am 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 Florida

County of Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** 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: 9-9-2019

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # FF 901989
EXPIRES: September 9, 2019
Bonded Thru Notary Public Underwriters