Davidson County DEEDQC
Recvd: 03/13/17 15:10 5 pgs
Fees:27.00 Taxes:0.00
20170313-0024655

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), 1971 West Fifth Avenue, Suite 4, Columbus, Ohio 43212

Record and Return to:

Order Number: 170230483TN

# QUIT-CLAIM DEED

**KNOW ALL MEN BY THESE PRESENTS,** that the Grantor(s) **Jace M. Davis and Kaitlyn D. Davis, f/k/a Kaitlyn D. Czerwinski, Husband and Wife**, for Ten Dollars ($10.00) and other valuable consideration paid, do hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Jace M. Davis and Kaitlyn D. Davis, Husband and Wife**, as tenants by the entirety, whose address is 3233 Cloverwood Drive, Nashville, Tennessee 37214, the following described real property located in the County of Davidson, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Section 1, Hickory Bend, of record in Book 3300, Page 38, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 25 fronts 85 feet on the South side of Cloverwood Drive and extends back 96 feet on the Westerly line and 137.46 feet on the Easterly line to a dead line in the rear on which it measures 94.6 feet.

This conveyance is subject to all matters appearing on the plan of record in Book 3300, Page 38, said Register's Office.

Be the same more or less, but subject to all legal highways.

This description is the same as the description contained in the prior deed referenced herein.

Subject to easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 096-12-0-024.00
Street address of property: 3233 Cloverwood Drive, Nashville, Tennessee 37214
Prior Instrument Reference by which Grantor(s) acquired title: Instrument Number 20140603-0047754 in the Recorder's Office, Davidson County, Tennessee.

Mail Tax Statements to: Jace M. Davis and Kaitlyn D. Davis, 3233 Cloverwood Drive, Nashville, Tennessee 37214

Signed this 7 day of March, 2017.

Signatures of Grantors:

Jace M. Davis

Kaitlyn D. Davis

STATE OF TENNESSEE, COUNTY OF Davidson, SS:

***BE IT REMEMBERED*** That on this 7 day of March, 2017 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Jace M. Davis and Kaitlyn D. Davis, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be their free and voluntary act and deed.

***In testimony whereof,*** I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

My commission expires: 4-28-20

DEREK R. TRUELOVE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Property Address: 3233 Cloverwood Drive, Nashville, Tennessee 37214
Tax Parcel: 096-12-0-024.00

Oath of Consideration

I or we, Jace Davis, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $0.

Signed this 7 day of March, 2017.

Signatures ~~of~~ Affiant(s):

Sworn and ~~subscribed before~~ me this 7 day of March, 2017

Notary Public

My commission expires: 4-28-20

DEREK R. TRUELOVE
STATE OF TENNESSEE
NOTARY PUBLIC
WILSON COUNTY

## Exhibit A

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 25 ON THE PLAN OF SECTION 1, HICKORY BEND, OF RECORD IN BOOK 3300, PAGE 38, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 25 FRONTS 85 FEET ON THE SOUTH SIDE OF CLOVERWOOD DRIVE AND EXTENDS BACK 96 FEET ON THE WESTERLY LINE AND 137.46 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 94.6 FEET.

Parcel ID: 096-12-0-024.00

Commonly known as 3233 Cloverwood Drive, Nashville, TN 37214
However, by showing this address no additional coverage is provided

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Warranty Deed recorded in Instrument: 20140603-0047754 in the Register's Office of Davidson County, Tennessee.

# True Copy Certification

I, Megan Eduardo, 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.

Megan Eduardo
Signature

State of North Carolina
County of Mecklenburg

Personally appeared before me, Jessica Black, a notary public for this county and state, Megan Eduardo 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: 09/19/2017
Notary's Seal (if on paper)

JESSICA BLACK
Notary Public
Gaston County
NORTH CAROLINA