THIS INSTRUMENT PREPARED BY:
Jennifer Soltz
Curphey & Badger PA
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

Davidson County DEEDQC
Recvd: 03/17/17 16:14 4 pgs
Fees:22.00 Taxes:0.00
20170317-0026519

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Mary Jo Coffey & Douglas G. Jones
212 Myhr Green
Nashville, TN 37221

Property Tax ID#: 142070C00700CO
File #: FNTGI-101647785-168321-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, I, MARY JO COFFEY, a married woman, who acquired title as an unmarried woman,, herein joined by her spouse DOUGLAS G. JONES as Grantor, hereby conveys all rights, titles and interests that we may have in to MARY JO COFFEY and DOUGLAS G. JONES, wife and husband, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 142070C00700CO
Property Address: 212 Myhr Green, Nashville, TN 37221

Prior Deed recorded 12/20/2012, as Instrument 201212200117408, Davidson County Court Clerk's Office.

Witness our hands this the 10th day of March, 2017.

MARY JO COFFEY

DOUGLAS G. JONES

STATE OF TN }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, MARY JO COFFEY and DOUGLAS G. JONES, the Grantor, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 10th day of March, 2017.

BRYANT L. GRIFFITHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission expires: 7-24-2017

We hereby swear or affirm that to the best of our knowledge, information and belief that actual consideration for the transfer is $0.00.

MARY JO COFFEY

DOUGLAS G. JONES

Subscribed and sworn to before me this the 10th day of March, 2017.

BRYANT L. GRIFFITHAM STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary
My Commission expires:
7-24-2017

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

Exhibit A

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

BEING UNIT NO. 7 OF ASHLEY GREEN CONDOMINIUMS, A HORIZONTAL PROPERTY REGIME, CREATED UNDER TITLE 66, SECTION 27-101, ET SEQ., AS AMENDED, TENNESSEE CODE ANNOTATED, AND AS ESTABLISHED BY THE PROVISIONS OF A MASTER DEED FOR ASHLEY GREEN, OF RECORD IN BOOK 7184, PAGE 44, AND CERTIFICATE OF CORRECTION AND AFFIDAVIT, OF RECORD IN BOOK 7467, PAGE 279, AND AS AMENDED IN BOOK 7482, PAGE 312, AND IN INSTRUMENT NO. 20111101-0084880, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, INCLUDING WITHOUT LIMITATION THE BY-LAWS APPENDED THERETO, OF RECORD IN BOOK 7184, PAGE 71, SAID REGISTER'S OFFICE, TOGETHER WITH THE UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS APPURTENANT TO SAID UNIT, AS SET FORTH IN SAID MASTER DEED AND ALL OTHER RIGHTS, POWERS, PRIVILEGES AND INTERESTS APPERTAINING TO SAID UNIT PURSUANT TO THE MASTER DEED. REFERENCE IS HEREBY MADE TO THE PLAN OF ASHLEY GREEN CONDOMINIUMS, AS SET OUT ON EXHIBIT "C" TO THE MASTER DEED OF RECORD IN BOOK 7184, PAGE 44, SAID REGISTER'S OFFICE, FOR A MORE COMPLETE IDENTIFICATION AND DESCRIPTION OF SUCH UNIT.

Parcel ID: 142070C00700CO

Commonly known as 212 Myhr Green, Nashville, TN 37221
However, by showing this address no additional coverage is provided

BEING THE SAME PROPERTY CONVEYED TO **MARY JO COFFEY** BY DEED RECORDED ON **December 20, 2012** IN **Instrument: 201212200117408**

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., 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: 2-3-19

Notary Seal:

T. HOUSE
Commission # 2096091
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2019