Davidson County DEEDQC
Recvd: 04/13/17 10:02 4 pgs
Fees:23.00 Taxes:550.33
20170413-0036098

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson, Attys.** **2000 Richard Jones Road** **Suite 110** **Nashville, TN 37215** **(615) 383-4429**	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $148,737.00. Affiant Subscribed and sworn to before me, this 28th day of March, 2017. Notary Public My Commission Expires:

EILEEN K. HOPKINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES OCTOBER 7, 2019

QUITCLAIM DEED

Address New Owner: Ms. Jeanette J. Whitson 4410 Forsythe Place Nashville, TN 37205	Send Tax Bills To: New Owner	Tax Information: Map: 130.02 Parcel: 018.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **ALTON EVERETTE JAMES, III**, a married man (hereinafter referred to as the "Grantor"), does hereby quitclaim, transfer and convey unto **JEANETTE J. WHITSON,** a married woman, her heirs and assigns, all of her right, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described on Exhibit "A" hereto.

This is improved property known as 104 LaSalle Court, Nashville, Tennessee 37205.

This is not now, nor has it ever been, the marital residence of the Grantor.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28 day of March, 2017.

ALTON EVERETTE JAMES, III

STATE OF PENNSYLVANIA
COUNTY OF Allegheny

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named ALTON EVERETE JAMES, III, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 28 day of March, 2017.

Allyson LaCovey
Notary Public

My Commission Expires: 1/9/2019

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
ALLYSON LACOVEY
Notary Public
ALLEGHENY TWP, ALLEGHENY COUNTY
My Commission Expires Jan 9, 2019

Exhibit "A"

Land in Davidson County, Tennessee, being Lots 40 and 41 of Block 4 on the Plan of The Courts of Belle Meade, as of record in Book 547, page 141, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Elizabeth R. James, unmarried, by deed from John W. McDougall, Trustee of the Wentworth Caldwell Living Trust u/a July 19, 1995, as amended and restated on October 7, 2002, of record at Instrument No. 20030516-0067413, Register's Office for Davidson County, Tennessee. The said Elizabeth R. James having since died intestate on September 30, 2015, with the title to the subject property passing to her parents and heirs-at-law, A. Everette James, Jr. and wife, Jeanette Cross Smith, both of whom disclaimed and renounced any and all interest that they may have had in the decedent's estate, including the subject real property, as provided for in the Disclaimer filed in that certain case styled In Re: The Estate of Elizabeth Royster James, Deceased, Docket No. 15P-1722, in the Seventh Circuit Court for Davidson County, Tennessee, and of record as Instrument No. 20151103-0111690, with the filing of such Disclaimer resulting in the vesting of title in the surviving siblings of the said Elizabeth R. James, Alton Everette James, III, and Jeanette J. Whitson.

True Copy Certification

I, GERALD G. PATTERSON, 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.

GERALD G. PATTERSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ashley Hart, a notary public for this county and state, GERALD G. PATTERSON, 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: _____
Notary Seal:

