QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 04/24/17 08:44 3 pgs
Fees:17.00 Taxes:0.00
20170424-0039608

Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.

THIS INSTRUMENT WAS PREPARED BY:
Stewart Johnson Conner & Manson, LLP, 215 2nd Ave North, Nashville, TN 37201

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Dana L. Nero **592 Judd Drive** **Nashville, TN 37218**	**Dana L. Nero** **592 Judd Drive** **Nashville, TN 37218**	0058-11-0-154.00

THIS INDENTURE, Made the 22 day of March 2017, between **Jane L. Wilson** as party or parties of the first part, hereinafter called Grantor, and **Dana L. Nero,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of his right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

See Exhibit A

This property is commonly known as **592 Judd Drive, Nashville, TN 37218** with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Jane L. Wilson

Jane L. Wilson

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00

AFFIANT

Notary Public

My Commission Expires: 5/8/2017

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 22nd day of March, 2017, before me personally appeared, **Jane L. Wilson**, to me known, or proved to me on the basis of satisfactory evidence to be the person described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 22nd day of March, 2017.

Notary Public

My Commission Expires: 5/8/2017

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

EXHIBIT A

A certain tract, or parcel of land in Davidson County, Tennessee, described as follows: Being Lot No. 79 on the Plan of Royal Hills Subdivision, Section III, as of record in Plat Book 4860, Page 47, Register's Office for said County.

BEGINNING at a point in the westerly side of Phipps Drive at the common corner of Lots 78 and 79; thence with the line between said two lots westerly 98.70 feet to a point; thence southerly 143.52 feet to a point; said point in the northerly margin of Judd Drive; thence with the northerly margin of said drive easterly 85.00 feet to the beginning of a curve; thence around said curve which has a radius of 25.00 feet, northerly 39.27 feet to the westerly margin Phipps Drive; thence with the westerly margin of said drive, northeasterly 138.00 feet to the point of beginning.

BEING the same property conveyed to Jane L. Wilson and Jannie D. Nero in instrument 20040916-0111490. The said Jannie D. Nero having since died leaving her children Jane L. Wilson and Dana L. Nero as her sole surviving heirs at law.

Certificate of Authenticity

I, Jennifer Chandler- Cole 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

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020