AFTER RECORDING RETURN TO:
JEFFREY S. DAVIDSON
2224 FOX AVENUE
NASHVILLE, TN 37210
File No. 01-17021138

This document prepared by:
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Davidson County DEEDQC
Recvd: 04/26/17 08:51 4 pgs
Fees:22.00 Taxes:0.00
20170426-0040734

Parcel ID No.: 119 01 0 229.00

When Recorded Return To:
Indecomm Global Services
As Recording Agent Only
1260 Energy Lane
St. Paul, MN 55108

QUIT CLAIM DEED

SDLO 98100 Rec 1st

THIS DEED made and entered into on this 11 day of April, 2017, by and between **JEFFREY S. DAVIDSON, A MARRIED MAN, WHO ACQUIRED TITLE AS UNMARRIED, JOINED BY HIS SPOUSE, DVORA DAVIDSON AND GARY DAVIDSON, A MARRIED MAN, JOINED BY HIS SPOUSE, JONI DAVIDSON**, a mailing address of 2224 FOX AVENUE, NASHVILLE, TN 37210, hereinafter referred to as Grantor(s) and **JEFFREY S. DAVIDSON, A MARRIED MAN**, a mailing address of 2224 FOX AVENUE, NASHVILLE, TN 37210, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in DAVIDSON County, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 194 ON THE MAP OF OVERHILL AND W.H. FOX SUBDIVISION OF CERTAIN BLOCKS IN CUMBERLAND NURSERIES OF RECORD IN PLAT BOOK 332, PAGE 21, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Commonly known as: 2224 FOX AVENUE, NASHVILLE, TN 37210

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to JEFFREY SCOTT DAVIDSON, UNMARRIED, AND GARY DAVIDSON, MARRIED in a Warranty Deed from M.B. CAPITAL, LLC, A NORTH CAROLINA LIMITED LIABILITY COMPANY recorded under DOCUMENT NO. 20140409-0029710, recorded on 04/09/2014 in DAVIDSON County, TENNESSEE.

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.

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

JEFFREY S. DAVIDSON

DVORA DAVIDSON

GARY DAVIDSON

JONI DAVIDSON

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, JEFFREY S. DAVIDSON and DVORA DAVIDSON, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TN, this 11 day of April, 2017.

Notary Public
My Commission expires: 4.28.20

DEREK R. TRUELOVE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, GARY DAVIDSON and JONI DAVIDSON, the within named bargainer(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in TN, this 11 day of April, 2017.

Notary Public
My Commission expires: 4.28.20

DEREK R. TRUELOVE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

VALUATION AFFIDAVIT

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

Affiant

STATE OF TN
COUNTY OF DAVIDSON

Sworn to before me this 11 day of April, 2017.

Notary Public
My Commission Expires: 4.28.20

DEREK R. TRUELOVE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

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

JEFFREY S. DAVIDSON
2224 FOX AVENUE
NASHVILLE, TN 37210

Name and address of property owner:

JEFFREY S. DAVIDSON
2224 FOX AVENUE
NASHVILLE, TN 37210

U06285734
7825 4/18/2017 80698100/1

I Raghu Nair, 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 Minnesota

County of Ramsey

Personally appeared before me, Rora Lee, a notary public for this county and state, Raghu Nair, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

RORA LEE
Notary Public-Minnesota
My Commission Expires Jan 31, 2022

My Commission Expires: January 31, 2022

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).