BILL GARRETT, Davidson County
Trans:T20170045206 DEEDQC
Recvd: 05/26/17 14:48 5 pgs
Fees:27.00 Taxes:0.00
20170526-0052907

This Instrument Prepared By:
Angus Gillis, III Attorney
SCHULMAN, LeROY & BENNETT, P.C.
PO Box 190676
Nashville, TN 37219-0676

QUITCLAIM DEED

ADDRESS OF NEW OWNERS	SEND TAX BILLS TO	MAP-PARCEL NOS.
Michael H. Terry	Michael H. Terry	098130C083000CO
1617 Sarahs Cove	1617 Sarahs Cove	
Hermitage, TN 37076	Hermitage, TN 37076	

STATE OF TENNESSEE)
COUNTY OF Davidson)

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

Michael H. Terry

SWORN TO AND SUBSCRIBED before me this 25th day of May, 2017.

Notary Public

Commission Expires: 3-10-19

EMILY L OLAF
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

This instrument is made and entered into on this the 28th day of March, 2017 by and between Roy Christian Jordan and wife, Marti Jordan, and Michael Robert Jordan and wife, Katie Jordan, Grantors, and Michael H. Terry as Grantee.

RECITALS

1. Michael H. Terry and Barbara M. Terry, husband and wife, acquired the property described below by Warranty Deed from Clifford A. Rockstead and Suzanne Rockstead, husband and wife, by Warranty Deed of record as Instrument No. 20100204-0008795, Register's Office for Davidson County, Tennessee.

2. Michael H. Terry believes that the property described below was owned by Michael H. Terry and Barbara M. Terry, husband and wife, as tenants by the entirety. Michael H. Terry believes that he is now the sole owner of the property.

3. Barbara M. Terry a/k/a Barbara Mead Terry died on September 11, 2016, leaving a Last Will and Testament dated July 7, 2003. This Estate is being administered in the Probate Court for Davidson County, Tennessee under Docket No. 16P1910. Roy Christian Jordan is the Executor and one of two beneficiaries under the Will. He is the son of Barbara Mead Terry. The other beneficiary is Michael Robert Jordan, who is the only other child of Barbara M. Terry. Both Michael Robert Jordan and Roy Christian Jordan are adults.

4. In order to resolve any issue as to whether Michael H. Terry and Barbara M. Terry owned the property described below as tenants by the entirety and consequently whether Michael H. Terry is now the sole owner of the property in fee simple, Roy Christian Jordan and wife, Marti Jordan, and Michael Robert Jordan and wife, Katie Jordan, execute this Quitclaim Deed for the purpose of conveying any interest they have in the real property described below to Michael H. Terry.

THEREFORE, FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by Michael H. Terry, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, **ROY CHRISTIAN JORDAN AND WIFE, MARTI JORDAN**, and **MICHAEL ROBERT JORDAN AND WIFE, KATIE JORDAN**, do hereby transfer and convey any title we might have in the property described below to **MICHAEL H. TERRY**, and his heirs, successors and assigns. The property being conveyed herein is in Davidson County, Tennessee and is described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 73 on the Plan of Revision One, Phase Three The Meadows of Seven Points, as of record in Instrument No. 200210220129513, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Michael H. Terry and Barbara M. Terry, husband and wife, by Warranty Deed dated January 28, 2010 from Clifford A. Rockstead and Suzanne Rockstead, husband and wife, of record as Instrument No. 20100204-0008795, Register' s Office for Davidson County.

This conveyance is being made by Quitclaim Deed and the Grantors herein make no warranty of title of any nature. Grantors are only conveying whatever interest they may have acquired in the property, if any, pursuant to the Last Will and Testament of Barbara M. Terry.

It is known that this real property is subject to all matters shown on the plat of record as Instrument No. 2002102201129513, Register's Office for Davidson County; Stormwater Detention Agreement as shown of record in Deed Book 11681, Page 411, Register's Office for said County; Charter of Homeowner's Association as shown of record in Instrument No. 200003220028986, Register's Office for said County; By-Laws as shown of record in Deed Book 11670, Page 822, Register's Office for said County.

This conveyance is further subject to (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

This is IMPROVED property known as 1617 Sarahs Cove, Hermitage, TN 37076.

In testimony whereof, the Grantors have affirmed their signatures on the day and date first above written.

Roy Christian Jordan

Marty Jordan

Michael Robert Jordan

Katie Jordan

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Roy Christian Jordan, one of the Grantors herein, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein and who acknowledged that he executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 11-6-17

PAMELA J. BOGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Marti Jordan, one of the Grantors herein, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein and who acknowledged that she executed the within instrument for the purposes therein contained.

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

Notary Public

My Commission Expires: 11-6-17

PAMELA J. BOGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Michael Robert Jordan, one of the Grantors herein, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand at office this 24th day of April, 2017.

Galina K Reed
Notary Public

My Commission Expires: 06-30-2019

GALINA K. REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-30-2019

STATE OF TENNESSEE)
COUNTY OF Rutherford)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Katie Jordan, one of the Grantors herein, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described herein and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand at office this 24th day of April, 2017.

Galina K Reed
Notary Public

My Commission Expires: 06-30-19

GALINA K. REED
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES 6-30-2019

RETURN TO:
Angus Gillis, III
Schulman, LeRoy & Bennett, P.C.
501 Union Building, Suite 701
Nashville, TN 37219