QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 07/03/17 14:12 3 pgs
Fees:17.00 Taxes:0.00
20170703-0066881

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Melinda Allen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF July, 2017.

Notary Public

MY COMMISSION EXPIRES 3/3/19
(AFFIX SEAL)

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jordan Byers	**New Owner**	
(NAME) **918 Benton Avenue**	(NAME)	
(ADDRESS) **Nashville, TN 37204**	(ADDRESS)	**105-9-404**
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Information furnished by the parties, no title search was performed

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I, **Jared Byers, an unmarried man**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Jordan Byers, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF HIS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being the Easterly 50 feet front and Easterly 52.7 feet rear of Lot No. 42 on the Map of Waverly Place, as of record in Book 57, pages 94 and 95, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the Northerly side of Arthington or Benton Avenue and runs back between lines 234 feet on the Easterly line and 230 feet, more or less, on the Westerly lines, to an alley in the rear, measuring 52.7 feet thereon.

Being the same property conveyed to Jared Byers and Jordan Byers, a married couple, by Warranty Deed from Margaret Whitfield, a married woman, of record in Instrument No. 20100929-0077633, Register's Office of Davidson County, Tennessee, dated September 28, 2010 and recorded on September 29, 2010. Jared Byers and Jordan Byers have since been divorced.

This conveyance is subject to such assessments, covenants, declarations, bylaws, conditions, restrictions, encumbrances and easements and all other matters as may appear of record.

This is ( ) **unimproved (X) improved** property known as: 918 Benton Avenue, Nashville, TN 37204
(House #) (Street) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 3rd day of July, **2017.**

Jared Byers

STATE OF Tennessee
COUNTY OF Williamson

On this 3rd day of July, 2017, before me personally appeared Jared Byers to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 3rd day of July, 2017.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020

(SEAL)

DEANNA L COOPER
NOTARY PUBLIC
STATE OF TENNESSEE
MARSHALL COUNTY

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

True Copy Certification

I, Melinda Kirkham, 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 therewith 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 Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Melinda Kirkham, 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: 5/13/2020

