This Instrument Prepared By DAVID W. LEDBETTER, Attorney at Law
Post Office Box 715, Cookeville, Tennessee 38503-0715

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH, AND FROM INFORMATION PROVIDED BY THE PARTIES.

BILL GARRETT, Davidson County
Trans:T20170068420 DEEDQC
Recvd: 08/08/17 11:22 3 pgs
Fees:17.00 Taxes:0.00
20170808-0081088

QUITCLAIM DEED

OWNER:
John M. Jackson, Jr. and wife, Barbara Albers Jackson

SEND TAX BILLS TO:
John M. Jackson, Jr., et ux
Address 540 Jamestown Rd.
Cookeville, TN 38501

This Instrument made and entered into on this the 4th day of August, 2017, by and between ***Barbara A. Jackson, a/k/a Barbara Jackson***, First Party; and ***John M. Jackson, Jr., and wife, Barbara Albers Jackson***, Second Party:

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the First Party conveys and quitclaims unto the Second Party, their heirs and assigns, all her right, title and interest in and to the hereinafter described real property located in Davidson County, Tennessee, more particularly described as follows:

TRACT I: A certain condominium located in Davidson County, Tennessee, being Unit No. 6 of The Clairmont Condominiums, a Condominium Development established pursuant to the provision of the Tennessee Horizontal Property Act as the same is set out in Section 66-27-101, et seq. of the Tennessee Code Annotated, under the Master Deed establishing The Clairmont of record in Book 7096, Page 940, and as depicted on Plat filed of record in Plat Book 6200, Page 551, in the Register's Office for Davidson County, Tennessee, and subject to the provisions and requirements thereof, and the By-Laws for the administration thereof, and all easements, rights, and interest in favor of other unit owners, and all sewer, water, electrical, telephone, and other utility easements now or hereafter established over, through, or upon the land embracing the regime and buildings thereof.

Being also known as 3021 Woodlawn Drive, Nashville, Tennessee 37215-1140.

The previous and last conveyance being a deed to Barbara Jackson, recorded as Instrument No. 20160610-0059030, Register's Office for Davidson County, Tennessee.

TRACT II: Land in Davidson County, Tennessee, being Unit No. 2089, together with the appurtenant interest in the common elements of Fairsted Park Condominiums, a Horizontal Property Regime established by Master Deed of record in Instrument No. 20021121-0145225, Register's Office for Davidson County, Tennessee, said Unit being depicted on the

Condominium site plan attached as Exhibit "C" to the aforementioned Master Deed and being located upon Lot No. 2 on the plan of Re-subdivision of Woman's Club of Nashville of Record in Plat Book 6200, Page 383, Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

This is improved property known as 2089 Stokes Lane, Nashville, TN 37215.

The previous and last conveyance being a deed to Barbara A. Jackson, recorded as Instrument No. 20131018-0109042, Register's Office for Davidson County, Tennessee.

TRACT III: Land in Davidson County, Tennessee, being Unit No. 204, together with garage No. D-1, as shown on the plan of The Hillmont Condominiums, a Horizontal Property Regime, filed as Exhibit "C" to and established by the Master Deed of Record in Instrument 200402090015685, and re-recorded in Instrument 200402120017074, and amended in Instrument 200504040036415, and amended in Instrument 200505120053861, Register's Office for Davidson County, Tennessee, together with an undivided percentage interest in the common areas/elements appurtenant to said Unit as set forth in the Master Deed, reference to which is hereby made for a more complete and detailed description of the Unit and the Condominium, the rights and obligations of the Declarant and the Unit Owners, and the Bylaws of the Association of Owners.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines, and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

This is improved property known as 2025 Woodmont Boulevard, 204, Nashville, TN 37215.

The previous and last conveyance being a deed to Barbara A. Jackson, recorded as Instrument No. 20141020-0096740, Register's Office for Davidson County, Tennessee.

IN TESTIMONY WHEREOF, the First Party has hereunto set her signature, this day and date first above written.

Barbara A Jackson

Barbara A. Jackson

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned authority, a Notary Public in and for said County and State, ***Barbara A. Jackson***, with whom I am personally acquainted (or proved to me by satisfactory evidence), and who, upon oath, acknowledged she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 4th day of August, 2017.

Deborah L Adams
NOTARY PUBLIC

DEBORAH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

My Commission Expires: 1/26/19

STATE OF TENNESSEE
COUNTY OF PUTNAM

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

Affiant: Barbara A Jackson

Subscribed and sworn to before me, on the 4th day of August, 2017.

My Commission Expires: 1/26/19

Deborah L Adams
Notary Public

DEBORAH L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF PUTNAM

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