Bill Garrett Davidson County
Batch# 18848 DEEDQC
10/27/2017 09:43:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20171027-0110243

AFTER RECORDING RETURN TO:
Diana Jackson and Orsorio Jackson
4312 Colorado Avenue
Nashville, TN 37209
File No. 17-619694

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 103 04 0 244.00

QUIT CLAIM DEED

THIS DEED made and entered into on this 24th day of October, 20 17, by and between **Diana Jackson, joined in execution by her spouse Orsorio Jackson, as joint tenants** a mailing address of 4312 Colorado Avenue, Nashville, TN 37209, hereinafter referred to as Grantor(s) and **Diana Jackson and Orsorio Jackson, wife and husband, as joint tenants** a mailing address of 4312 Colorado Avenue, Nashville, TN 37209, 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:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 4312 Colorado Avenue, Nashville, TN 37209

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

Being the same property conveyed to the Grantor(s) in a prior Deed recorded under Document No. 20130430-0043143, recorded on 04/30/2013 in Davidson County, TENNESSEE.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

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

Diana Jackson

Orsorio Jackson

STATE OF Tennessee
COUNTY OF Davidson

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

Witness my hand and seal, at office in Nashville, this 24th day of October, 2017.

Notary Public
My Commission expires: March 8, 2021

SONYA MORRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires
March 8, 2021

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.

EXHIBIT A
LEGAL DESCRIPTION

The land described herein is situated in the State of Tennessee, County of Davidson, described as follows:

Land in Davidson County, Tennessee, being the easterly 66 feet of Lot No. 4 of Block 15 on the Plan of Sylvan Park, of record in Plat Book 332, page 104, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Said part of Lot No. 4 of Block 15 fronts 66 feet, more or less, on the northerly margin of Colorado Avenue, formerly Ninth or Hugomont Avenue, and extends back 162.8 feet, more or less, on the easterly line and 160 feet on the westerly line, to a dead line in rear, measuring 95.3 feet, more or less.

Being the same property to Diana Jackson, married by Warranty Deed from Andrew Bleyer and Jennifer Bleyer, husband and wife, dated April 26, 2013, recorded April 30, 2013, of record in Instrument No. 20130430-0043143, Register's Office for Davidson County, Tennessee.

A.P.N.: 103 04 0 244.00

PROPERTY COMMONLY KNOWN AS: 4312 Colorado Avenue, Nashville, TN 37209

VALUATION AFFIDAVIT

~~I, or~~ we, 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.

S/I

Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 24th day of October, 2017.

Notary Public
My Commission Expires: March 8, 2021

SONYA MORRELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission Expires
March 8, 2021

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

Diana Jackson and Orsorio Jackson
4312 Colorado Avenue
Nashville, TN 37209

Name and address of property owner:

Diana Jackson and Orsorio Jackson
4312 Colorado Avenue
Nashville, TN 37209

True Copy Certification

I, Terri Miskell, 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

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of CA)
) ss.
County of Placer County)

On Dec. 21, 2016 before me, Maria Spaeth,

Notary Public personally appeared Terri Miskell,

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal.

SIGNATURE

Notary Signature

MARIA SPAETH
Commission # 2075526
Notary Public - California
Placer County
My Comm. Expires Aug 20, 2018

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