Tax Liability & Owner:
Jake Sidley
913 Kipling Drive
Nashville, Tennessee 37217

This instrument prepared by:
Shawn C. Trail, Attorney, P.C.
117 South Spring Street
Manchester, Tennessee 37355

Map & Parcel 107-14-0-063.00

This Deed prepared without benefit of a title search and from information provided for by the parties.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, and other good and valuable considerations, the receipt of which is hereby acknowledged, I, CHRISIE SIDLEY, do hereby convey and quitclaim unto, JAKE SIDLEY, his heirs and assigns, all of my right, title, and interest, in and to the following described real estate located in Davidson County, Tennessee, bounded and described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 154 on the Plan of Miro Meadows of record in Plat Book 1424, Page (s) 94 and 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

And being the same property conveyed to Jake Sidley and Chrisie Sidley, husband and wife, by Warranty Deed from Matthew Fox and Molly Fox, husband and wife, dated April 28, 2017 and recorded on May 2, 2017 at 10:08 A.M. as Instrument Number 20170502-0042947, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all, recorded and unrecorded, zoning regulations, building restrictions and setback line, easements and rights of way for public utilities; including but not limited to any and all matters on subdivision plat for Miro Meadows of record in Plat Book 1424, Page (s) 94 and 95, all of record in Register's Office of Coffee County, Tennessee.

WITNESS my hand, this the 22 day of December, 2017.

Chrisie Sidley

Bill Garrett Davidson County
Batch# 43259 DEEDQC
01/02/2018 12:40:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180102-0000395

ACKNOWLEDGEMENT BEFORE NOTARY PUBLIC

STATE OF TENNESSEE)
COUNTY OF COFFEE)

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named CHRISIE SIDLEY, with whom I am personally acquainted, or satisfactorily proved to be, and who acknowledged that she executed the within and foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of December, 2017.

Rachel Brown
NOTARY PUBLIC

My Commission Expires: 9-15-19

RACHEL BROWN STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

STATE OF TENNESSEE, COFFEE COUNTY;

I swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair sale.

AFFIANT

Sworn to and subscribed before me this 21 day of December, 2017.

Rachel Brown
NOTARY PUBLIC

My Commission Expires: 9-15-19

RACHEL BROWN STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY