Bill Garrett Davidson County
Batch# 47502 DEEDQC
01/16/2018 10:36:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180116-0004297

Recording Requested By and
When Recorded Return To:
ServiceLink- CRS W2281710
3220 El Camino Real
Irvine, CA 92602
(800) 756-3524 Ext. 43275

Commitment Number: W2816710

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
Gary N. Jackson, 1616 Chase Street, Nashville, TN 37216

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
072 14 0 255.00

QUITCLAIM DEED

Gary N. Jackson, a formerly married man who is now unmarried, whose mailing address is **1616 Chase Street, Nashville, TN 37216**, hereinafter grantor, for $0.00 (Zero Dollar and Zero Cents) in consideration paid, grants and quitclaims to **Gary N. Jackson**, unmarried, hereinafter grantee, whose tax mailing address is **1616 Chase Street, Nashville, TN 37216**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot No. 48 on the map of Charles U. Coggin's First Addition, of Record in Book 421, Page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description. Being the same parcel conveyed to Gary N. Jackson from Gary N. Jackson and Alicia Jackson, by virtue of a deed dated 2/23/2017, recorded 4/25/2017, as instrument no. 20170425-0040415 county of Davidson, state of Tennessee.
Property Address is: 1616 Chase Street, Nashville, TN 37216

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Deed recorded at 20170425-0040415 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 072 14 0 255.00

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property prior to the date the seller acquired title.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on Jan. 8, 2018 ~~2017~~. JD HNJ

Gary N. Jackson
Gary N. Jackson

STATE OF TN
COUNTY OF Davidson

HNJ
2018 JD

The foregoing instrument was acknowledged before me on Jan. 8, ~~2017~~ by **Gary N. Jackson** who is personally known to me or has produced License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

Jana Drury
Notary Public

State of TN
County of Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $ 0 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 8 day of Jan., 2018.

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

(Seal)

Gary N. Jackson
Affiant

Gary N. Jackson
Print Name

Jana Drury
Notary Public

My commission expires:

01-29-20

Jana Drury
Print Name

True Copy Certification

I, **Romina Cuenca**, 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

State of California

County of Orange

On 1/09/2018 personally appeared before me, **Krystal Williams**, a notary public for this county and state, **Romina Cuenca** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

KRYSTAL WILLIAMS
Notary Public - California
Orange County
Commission # 2178627
My Comm. Expires Feb 3, 2021

Notary's Signature

My Commission Expires Feb 3, 2021

Notary's Seal (if on paper)