Bill Garrett Davidson County
Batch# 48915 DEEDQC
01/18/2018 01:39:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180118-0005361

After recording return to:
CLA Title & Escrow
7529 Standish Place, Suite 200
Rockville, MD 20855
File No. CRD-TN-104198-R

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

QUIT CLAIM DEED

THIS DEED made and entered into on this 2nd day of January, 2017, by and between **Tammie Brace-Turnipseed and William Turnipseed, erroneously known on record as Will Turnipseed, wife and husband**, a mailing address of 4126 Granny White Pike, Nashville TN 37204, hereinafter referred to as Grantor(s) and **Tammie Brace-Turnipseed and William Turnipseed, wife and husband**, a mailing address of 4126 Granny White Pike, Nashville TN 37204, 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:

Land in Davidson County, Tennessee, being Lot No. 5 of Block 18 on the Plan of College Park of record in Plat Book 843, Page 29, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Parcel Number: 131 04 0 280.00

Being the same property conveyed to Tammie Brace-Turnipseed and Will Turnipseed, wife and husband from Jerry D. Pressley and Kimberly Pressley, husband and wife by Warranty Deed dated November 6, 2015 and recorded November 13, 2015 as Instrument Number 20151113-0115270 of the Davidson County Records.

Commonly known as: 4126 Granny White Pike, Nashville, TN 37204

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

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

Tammie Brace-Turnipseed

William Turnipseed, erroneously known on record as Will Turnipseed

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Tammie Brace-Turnipseed, 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, Tn, this 22ND day of August, 2017.

Karen R. Campbell
Notary Public
My Commission expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

STATE OF Tennessee
COUNTY OF Davidson

* William Turnipseed, erroneously known on record as Will Turnipseed (KRC)

Personally appeared before me, the undersigned notary public of the aforesaid County and State, William Turnipseed, 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, Tn, this 22ND day of August, 2017.

Karen R. Campbell
Notary Public
My Commission expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

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.

VALUATION AFFIDAVIT

I, 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.

Affiant Tammie Brace-Turnipseed.

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 22nd day of Aug., 2017.

Karen R. Campbell
Notary Public
My Commission Expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

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

Tammie Brace-Turnipseed and William Turnipseed
4126 Granny White Pike
Nashville TN 37204

Name and address of property owner:

Tammie Brace-Turnipseed and William Turnipseed
4126 Granny White Pike
Nashville TN 37204

VALUATION AFFIDAVIT

I, 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.

Affiant William Turnipseed

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 22nd day of Aug, 2017.

Karen R. Campbell
Notary Public
My Commission Expires: Nov. 6, 2017

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires November 6, 2017

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

Tammie Brace-Turnipseed and William Turnipseed
4126 Granny White Pike
Nashville TN 37204

Name and address of property owner:

Tammie Brace-Turnipseed and William Turnipseed
4126 Granny White Pike
Nashville TN 37204

True Copy Certification

I, Matt Landsberg, 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

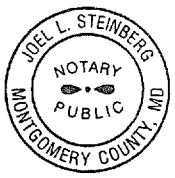
State of Maryland

County of Montgomery

Personally appeared before me, Joel L. Steinberg, a notary public for this county and state, Matt Landsberg 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: _____
Notary' Seal (if on paper)



Joel L. Steinberg
NOTARY PUBLIC
Montgomery County
State of Maryland
My Commission Expires
February 21, 2018