WHEN RECOREDED MAIL TO:
FNC TITLE SERVICES, LLC
1300 PICCARD DRIVE
ROCKVILLE, MD 20850

PREPARED BY:
Viridiana Adame, BC Law
1181 California Ave. Ste. 185
Corona, CA 92881

2017-11-544

Bill Garrett Davidson County
Batch# 56136 DEEDQC
02/07/2018 11:08:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20180207-0012332

QUITCLAIM DEED

For good consideration, I (We) **LYNN M. DAVIDSON, MARRIED** , hereby bargain, deed and convey to **LYNN M. DAVIDSON AND SHARON F. DAVIDSON, HUSBAND AND WIFE**, the following described land in DAVIDSON County, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN: 091 10 0 142.00

Property Address: 5811 LESLIE AVENUE, NASHVILLE, TN 37209

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the Grantees, their successors, heirs and assigns forever.

Grantor, for itself and its heirs, hereby covenants with Grantee, its heirs and assigns, that Grantor is lawfully seized in fee simple of the above-described premises; that it has a good right to convey; that the premises are free from all encumbrances except those of record; that Grantor and its heirs, and all persons acquiring any interest in the property granted, through or for Grantor, will, on demand of Grantee, or its heirs or assigns, and at the expense of Grantee, its heirs or assigns, execute and instrument necessary for the further assurance of the title to the premises that may be reasonably required; and that Grantor and its heirs and assigns will forever warrant and defend all of the property so granted to Grantee, its heirs and assigns, against every person lawfully claiming the same or any part thereof.

I/WE hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, is $ 0, v[illegible] than that

Affiant

STATE OF TN
COUNTY OF Davidson

Subscribed and sworn before me this 1 day of Feb., 2018.

(seal)

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

Notary Public
My Commission Expires: 01-29-20

Property owner address:
Lynn & Sharon Davidson
5811 Leslie Avenue
Nashville, TN 37209

Send tax statements to:
Lynn & Sharon Davidson
5811 Leslie Avenue
Nashville, TN 37209

WITNESS the hands and seal of said Grantors this 1 day of Feb. 2018.

LYNN M. DAVIDSON

STATE OF TENNESEE)
) SS.
COUNTY OF Davidson)

On this 1 day of Feb. 2018, before me personally appeared **LYNN M. DAVIDSON**, to me known to be the person(s) described in and who executed the foregoing instrument, and acknowledge that he/she (they) executed the same for the purposes therein contained as his/her (their) free act and deed.

(Seal)

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

Notary Public
My Commission Expires: 01-29-20

EXHIBIT "A"
LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING LOT NO. 36 IN THE SUBDIVISION OF BLOCKS 39 AND 40, B. F. COCKRILL FARM, A PLAN OF WHICH I IS OF RECORD IN BOOK 332, PAGE 41, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 36 FRONTS 50 FEET ON THE SOUTHERLY SIDE OF LESLIE AVENUE AND EXTENDS BACK SOUTHERLY BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO LYNN M. DAVIDSON FROM GEORGE DAVIDSON, UNMARRIED, AND LYNN M. DAVIDSON AND JIMMY A. DUNCAN, (AS TRUSTEE) BY QUIT CLAIM DEED DATED JANUARY 5, 2001 AND RECORDED JANUARY 8, 2001 AMONG THE LAND RECORDS OF DAVIDSON COUNTY, STATE OF TENNESSEE IN 20010108-0001989.

PROPERTY ADDRESS: 5811 LESLIE AVENUE, NASHVILLE, TENNESSEE 37209

True Copy Certification

I, Victoria Robinson, 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.

Victoria Robinson

Signature

State of Maryland
County of Montgomery

Personally appeared before me, Melinda Alban, a notary public for this county and state, Victoria Robinson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Melinda Alban

Notary Signature

My Commission Expires: 01/05/2020

Melinda Alban
NOTARY PUBLIC
Carroll County, Maryland
My Commission Expires: 1/5/2020