Bill Garrett Davidson County
Batch# 60003 DEEDQC
02/16/2018 03:05:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180216-0015428

THIS INSTRUMENT PREPARED BY:
April MacIntyre
National Deed Network, Inc.
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
Ronald E. Granberry and Sheila B. Granberry
1017 Summit Avenue
Nashville, TN 37203

Property Tax ID#: 105 05 0 371.00
File #:102395691-204779-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, RONALD E. GRANBERRY and wife, SHEILA B. GRANBERRY, who erroneously acquired title as SHIELA B. GRANBERRY, their successors and assigns, as Grantors, hereby convey all rights, titles and interests that We may have in to RONALD E. GRANBERRY and wife, SHEILA B. GRANBERRY, their successors and assigns, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 105 05 0 371.00
Property Address: 1017 Summit Avenue, Nashville, TN 37203

Prior Deed recorded 04/11/1989, in Book 7814 Page 863 Instrument 24063, Davidson County Court Clerk's Office.

Witness our hands this the 24th day of January, 2018.

Ronald E Granberry
RONALD E. GRANBERRY

Sheila B. Granberry
SHEILA B. GRANBERRY

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, RONALD E. GRANBERRY and SHEILA B. GRANBERRY, who erroneously acquired title as SHIELA B. GRANBERRY, the Grantors, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 24th day of January, 2018.

Karen L. Campbell
Notary Public
My Commission expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

We hereby swear or affirm that to the best of our knowledge, information and belief that actual consideration for the transfer is $0.00.

Ronald E Granberry
RONALD E. GRANBERRY

Sheila B. Granberry
SHEILA B. GRANBERRY

Subscribed and sworn to before me this the 24th day of January, 2018.

Karen L. Campbell
Notary
My Commission expires: Nov. 8, 2021
State of TN
County of Davidson

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 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 Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 4 OF A. V. JONES SUBDIVISION OF BLOCKS 2, 4 ETC. OF JONES AND DUDLEY'S ADDITION TO NASHVILLE, A PLAN OF SAID SUBDIVISION IS OF RECORD IN BOOK 57, PAGE 147, OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 105 05 0 371.00
Commonly known as 1017 Summit Avenue, Nashville, TN 37203

THE INSTRUMENT CONSTITUTING THE SOURCE OF THE BORROWER'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A QUITCLAIM DEED RECORDED IN BOOK: 7814 PAGE: 863 INSTRUMENT: 24063 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

True Copy Certification

I, Joseph Luis Prado, Jr., do hereby make oath that I am licensed attorney and/or 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

Printed Name: Joseph Luis Prado, Jr.

State of California

County of Orange

Personally appeared before me, T. House a notary public for this county and state, Joseph Luis Prado, Jr., 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: 2-3-19

Notary Seal:

T. HOUSE
Commission # 2096091
Notary Public - California
Los Angeles County
My Comm. Expires Feb 3, 2019