Bill Garrett Davidson County
Batch# 61230 DEEDQC
02/21/2018 03:37:16 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20180221-0016635

THIS INSTRUMENT PREPARED BY:

M2L Law Group, LLC
202 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jordan McNichols and Bonnie Kearns McNichols 127 Raines Avenue Nashville, TN 37203	New Owner	105-07-0-272.00 & 105-07-0-273.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jordan McNichols, a married man and Bonnie Teal Kearns nka Bonnie Kearns McNichols, a married woman,** by these presents do hereby quitclaim and convey unto **Jordan McNichols and Bonnie Kearns McNichols, husband and wife,** his/her/their heirs, successors and assigns, all his/her/their heirs right, title and interest in and to the following described tract of land:

Tract 1:

Land in Davidson County, Tennessee, being part of Lot No. 3 on the Plan of Hamilton's Subdivision of Lot No. 2 of the John Rains Lands of record in Minute Book No. 1, Page 97, of the County Court for Davidson County, Tennessee.

Said part of Lot No. 3 fronts 50 feet on the Westerly side of Rains Avenue, and runs back between parallel lines, and with the Southerly margin of Hamilton Avenue, 150 feet to a dead line.

Tract 2:

Land in Davidson County, Tennessee, Hamilton Avenue, .06 acres. Field Book Number 06DA 19930.

Being the same property conveyed to Jordan McNichols, an unmarried person and Bonnie Teal Kearns, an unmarried person, as joint tenants with right of survivorship by Warranty deed from Charlie B. McGraw, unmarried of record in Instrument No. 20160606-0056987 Register's Office for Davidson County, Tennessee, dated June 01, 2016 and recorded on June 06, 2016.

This is improved property also known as 127 Rains Avenue Nashville, TN 37203.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 21st day of March, 2017.

Affiant

My commission expires: (Affix Seal)

Notary Public

ANNE MARIE CHANDLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires September 7, 2020

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this ___ day of March, 2017.

Jordan McNichols

Bonnie Teal Kearns nka Bonnie Kearns McNichols

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Jordan McNichols and Bonnie Teal Kearns nka Bonnie Kearns McNichols, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 9 day of March, 2017.

Notary Public

My Commission Expires: 7/29/18

BRAD RICE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires JULY 29, 2018