Bill Garrett Davidson County
Batch# 64026 DEEDQC
03/01/2018 12:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180301-0019338

Quitclaim Deed

2018-1044

April G. Nichols
State of Tennessee Notary Public
Williamson County

State of Tennessee
County of Williamson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 1 day of March, 2018.

Notary Public
My Commission Expires: 6-30-2019

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane,
Brentwood, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#
J. Word Properties, LLC P. O. Box 776 Madison, TN 37116	Same as New Owner	**060.12-0-029.00**

KNOW ALL MEN BY THESE PRESENTS that **J. Word Properties, LLC,** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **J. Word Properties, LLC**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

The land in Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 54 and 55, Block C on the Plan of Highland Park, of record in Plat Book 974, page 33, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to J. Word Properties, LLC from Leland D. Watts by Warranty Deed dated February 24, 2015 and recorded March 2, 2015 in Instrument #20150302-0017686, Register's Office for Davidson County, Tennessee.

( ) improved
This is (X) unimproved property known as 2919 A and 2919 B Moringside Drive, Nashville, TN 37207.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

THIS QUITCLAIM DEED IS BEING RECORDED SPECIFICALLY TO SPLIT THE PARCELS INTO TWO (2) SEPARATE PARCELS.

WITNESS my hand this the 1ST day of March, 2018.

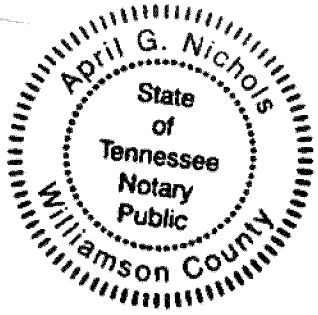
J. Word Properties, LLC
By: Jason Word, Managing Member

State of Tennessee)
County of Davidson)

Before me, the undersigned authority of the state and county mentioned, personally appeared Jason Word, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Managing Member (or other officer authorized to execute the instrument) of J. Word Properties, LLC, the within named bargainor, and that such Managing Member or officer as such Managing Member, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the J. Word Properties, LLC, as Managing Member.

Witness my hand and seal this 1st day of March, 2018.

NOTARY SIGNATURE
Notary Expires: 6-30-2019



Certificate of Authenticity

I, April G Nichols, 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 Tennessee

County of Williamson

Personally appeared before me, Janice G. Nichols, a notary public for this county and state, April G Nichols 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: 12-08-19

Notary's Seal (If on paper)

JANICE G. NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY