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

Bill Garrett Davidson County
Batch# 80295 DEEDQC
04/12/2018 02:59:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20180412-0034640

QUIT CLAIM DEED

Return To:

New Owner(S) Address &
Mail Tax Statements To:
James Andrew Hearn & Mary Joy Nillasca Hearn
3211 Meade Avenue
Nashville, TN 37211

Property Tax ID#: 133 01 0 027.00
File #: 102625523-214184-CJ

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, GAY CAMERON, a widower, who acquired title without marital status, and JAMES ANDREW HEARN, a married man, who acquired title without marital status, herein joined by his spouse MARY JOY NILLASCA HEARN, as joint tenants with right of survivorship, as Grantors, hereby convey all rights, titles and interests that We may have in to JAMES ANDREW HEARN and MARY JOY NILLASCA HEARN, husband and wife, as joint tenants, as Grantees, to the following described real property located in Davidson County, Tennessee, to wit:

SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A

Parcel ID: 133 01 0 027.00
Property Address: 3211 Meade Avenue, Nashville, TN 37211

Prior Deed recorded 05/04/2017, as Instrument 20170504-0044085, Davidson County Court Clerk's Office.

Witness our hands this the 2nd day of April, 2018.

Gay Cameron
GAY CAMERON

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, GAY CAMERON, 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 2ND day of April, 2018.

Karen R. 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.

Gay Cameron
GAY CAMERON

Subscribed and sworn to before me this the 2ND day of April, 2018.

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

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

Witness our hands this the 2 day of April, 2018.

JAMES ANDREW HEARN

MARY JOY NILLASCA HEARN

STATE OF Tennessee }

COUNTY OF Davidson }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, JAMES ANDREW HEARN and MARY JOY NILLASCA HEARN, 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.

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

Witness my hand and official seal this the 2ND day of April, 2018.

Karen R. Campbell
Notary Public
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.

JAMES ANDREW HEARN

MARY JOY NILLASCA HEARN

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

Subscribed and sworn to before me this the 2ND day of April, 2018.

Karen R. Campbell
Notary
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:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 13 ON THE MAP OF WM. COLEMAN'S SUBDIVISION OF 7.08 ACRES OFF THE WEST PART OF RADNOR COLLEGE LAND AS OF RECORD IN BOOK 547, PAGE 181, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 13 FRONTS 42-1/4 FEET ON THE WESTERLY SIDE OF SOUTH MEADE STREET AND RUNS BACK BETWEEN PARALLEL LINES, WITH THE SOUTHERLY MARGIN OF DRAKE AVENUE, 150 FEET TO AN ALLEY.

Parcel ID: 133 01 0 027.00

Property Address: 3211 Meade Avenue, Nashville, TN 37211

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