This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 307
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Bill Garrett Davidson County
Batch# 98487 DEEDQC
05/31/2018 09:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20180531-0051794

State of Tennessee }
County of Davidson }

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

Affiant Signature

Subscribed and sworn to before me on this the 23 day of May, 2018.

Notary Public

My Commission expires 07/08/2021

KATRINA KAREN HOFF
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

NAME AND ADDRESS OF PROPERTY OWNER:
Heidi Jo Jeffries
3325 Ironwood Drive
Nashville, TN 37214

SEND TAX BILLS TO:
Heidi Jo Jeffries
3325 Ironwood Drive
Nashville, TN 37214
MAP AND PARCEL NUMBER: 09614026000

QUITCLAIM DEED

18NT00289

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Shaun R. Jeffries, an unmarried man

By these presents do remise, release and **QUITCLAIM** unto

Heidi Jo Jeffries, an unmarried woman

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 257, on the Plan of Hickory Bend, Section 4, as of record in Plat Book 4175, Page 34, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Shaun R. Jeffries, an unmarried man, by Warranty Deed from Eric B. Stephens and wife, Mary Beth Stephens, dated 08/24/2006 and recorded 08/29/2006 in Document No. 20060829-0106768, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 3325 Ironwood Dr, Nashville, TN 37214

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 25th day of May, 2018

Shaun R. Jeffries

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Shaun R. Jeffries,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and ~~official seal at office~~, this 25th day of May, 2018

Notary Public

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires: 3/10/19.

201805310051794

Heidi Jo Jeffries

Heidi Jo Jeffries

State of TN }
County of Davidson }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Heidi Jo Jeffries,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at ~~office, this~~ 25th day of May, 2018

Notary Public

GIB VAN DER HEYDEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

My Commission expires: 3 / 16 / 19.

201805310051794

Certificate of Authenticity

I, Edward A. Cooper, 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 Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-12

Notary's Seal (if on paper)

JACQUELINE G. BROWN
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY