Bill Garrett Davidson County
Batch# 101139 DEEDQC
06/06/2018 02:51:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180606-0054403

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Meridian National Title, 25400 US 19 North, Suite 136, Clearwater, FL 33763

Reference Number: M-TN460846

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Janet M. Jarrett and Brandon Melton	Janet M. Jarrett \ Brandon Melton	61 45.00
537 Ben Allen Rd	537 Ben Allen RD	
Nashville, TN 37216	Nashville TN 37216	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($0.00) OR Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, JANET M. JARRETT, single, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto JANET M. JARRETT, single and BRANDON MELTON, single, hereinafter referred to as "Grantee", whose mailing address is: 537 Ben Allen Road, Nashville, TN 37216, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being described as follows:

BEGINNING in the Easterly margin of Ben Allen Road 787 feet from the corner of Lot No. 246 in Maplewood Heights Subdivision, as of record in Book 547, Page 103, Register's Office for Davidson County, Tennessee; thence running North 17°45' West 50 feet; thence North 72°15' East 400 feet; thence South 17°45' East 50 feet; thence South 72°15' West 400 feet to the BEGINNING.

Tax ID No.: 61 45.00

Being the same property conveyed to Janet M. Jarrett by Deed from Equity Mortgage Funding, Inc. dated November 5, 1991 and recorded November 12, 1991 in Book 8483, page 879, Register's Office for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.
The above-described property is improved property having a street address of 537 Ben Allen Road, Nashville, TN 37216.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 22ND day of MAY, 2018.

Janet M Jarrett
JANET M. JARRETT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that Janet Jarrett, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 22ND day of MAY, 2018.

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary Public
My Commission expires: 1/8/19

VALUATION AFFIDAVIT

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

Janet M Jarrett
JANET M. JARRETT

BrandonMelton
BRANDON MELTON

Subscribed and sworn to before me this 22ND day of MAY, 2018.

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2019

Notary Public
My Commission expires: 1/8/19

True Copy Certification

I, **Darell Near**, do hereby make oath that I am 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 Florida

County of Pinellas

Personally appeared before me, **Jocelyn K Brown**, a notary public for this county and state, **Darell Near** 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: 9-9-2019

Notary' Seal (if on paper)

JOCELYN K. BROWN
MY COMMISSION # FF 901969
EXPIRES: September 9, 2019
Bonded Thru Notary Public Underwriters