Bill Garrett Davidson County
Batch# 127025 DEEDQC
08/09/2018 03:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180809-0078810

This Instrument Prepared By:
Bass, Berry & Sims (MDS/DHM)
150 Third Avenue South, Suite 2800
Nashville, Tennessee 37201

Address New Owner(s)	Send Tax Bills To:	Parcel ID Number
Donald Wayne Jones 1800 Island View Drive NE Bemidji, MN 566012	Same	14807001300 Davidson County

QUITCLAIM DEED

WHEREAS, Angela Denise Jones and Donald Wayne Jones acquired the real property described on Exhibit A hereto (the "Property") as tenants in common; and

WHEREAS, Angela Denise Jones now desires to convey her one-half (1/2) interest in the Property to Donald Wayne Jones so that following such conveyance, Donald Wayne Jones will own a full undivided interest in and to the Property.

NOW THEREFORE AND IN CONSIDERATION OF One Dollar ($1.00) cash in hand paid, the receipt of which is hereby acknowledged, ANGELA DENISE JONES, by these presents does hereby quitclaim and convey unto DONALD WAYNE JONES, his heirs and assigns, all of her right, title, and interest in and to the Property.

This is improved property known as 123 Luna Drive, Nashville, Tennessee.

The description herein is the same as that contained in the prior instrument.

The Property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. Specifically, this conveyance is subject to Restrictive Covenants of record in Book 3929, Page 236, Register's Office for Davidson County, Tennessee.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 8th day of August, 2018.

Angela Denise Jones
ANGELA DENISE JONES

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, ANGELA DENISE JONES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 8th day of August, 2018.

Notary Public

My Commission Expires:

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $-0-.

DAVID H. MAYER, Affiant

Subscribed and sworn to before me this 8th day of August, 2018.

Notary Public

My Commission Expires:

EXHIBIT A

BEING Lot No. 617, on the Plan of Cherokee Hills Subdivision, Section VI, of record in Book 3842, Page 15, Register's Office for Davidson County, Tennessee.

SAID Lot No. 617 fronts 67 feet on the southerly margin of Luna Drive and extends back on the easterly line 187.6 feet on the westerly line 170 feet to a line in the rear, which is a broken line and which measures 97.8 feet.

BEING the same property conveyed to Roy D. Jones by deed from Brenda C. Howlett, individually and as guardian of Stacey Howlett, of record in Book 11530, Page 746, Register's Office for Davidson County, Tennessee, and later inherited by Angela Denise Jones and Donald Wayne Jones, as equal tenants in common, as evidenced by the Affidavit of Heirship of record at Instrument No. 20180808-0077834, said Register's Office.

25177651.1

True Copy Certification

I, _Cody Henson_, 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, _Lucretia Albert_, a notary public for this county and state, _Cody Henson___ who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Lucretia Albert

Notary's Signature

My Commission expires: 5-6-19

Notary's Seal (if on paper)

