Karen Y Johnson Davidson County
Batch# 140664 DEEDQC
09/13/2018 04:16:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20180913-0091124

This Instrument Prepared By:
Russell D. Gill, Attorney at Law
NOLENSVILLE LAW GROUP, PLLC
Post Office Box 8
Nolensville, TN 37135

PREPARER'S DISCLAIMER: This instrument is prepared based on information provided the Grantors named herein. The service provided is limited to the preparation of this instrument for recording purposes only. No title examination or other inspection was requested by the either party or performed by the preparer of this instrument.

Send Tax Bill to New Owners:
c/o Jennifer Jackson McConnell
1720 Bluelake Court
Franklin, TN 37064

Map & Parcel: 161 08 0 060.00

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

AFFIANT

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this the 5th day of September 2018.

NOTARY PUBLIC
My Commission Expires: 12/15/2021

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
DECEMBER 15, 2021

QUITCLAIM DEED

FOR THE EXPRESS PURPOSE of making a re-conveyance to create a tenancy in common title between my two daughters, I, **YVETTE BARBARA JACKSON**, a married person, as Grantor, by these presents do hereby quitclaim, release, remise and convey unto **RHONDA JACKSON KEMP and JENNIFER JACKSON McCONNELL**, as Tenants in Common, to their heirs, successors, and assigns, all my right, title, and interest in and to the following real property:

Lying in Metropolitan Nashville, Davidson County, Tennessee, more particularly described as follows:

BEING Lot Number 86 on the Plan of Southwood, of record in Plat Book 2663 at pages 125 and 126, Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed by Warranty Deed to **YVETTE BARBARA JACKSON** by **JAMES N. COLTHARP and PATSY C. COLTHARP**, ON July 6, 1995, and of record in Book 9724, Page 51, Register's Office of Davidson County, Tennessee.

This is improved property known as **377 Brewer Drive, Nashville, TN 37211.**

This conveyance is subject to a Life Estate I hereby reserve for the use, enjoyment, benefit of my husband **JAMES E. JACKSON,** which shall terminate upon his death.

This conveyance is subject to any and all relevant easements of record, covenants, conditions, or restrictions and the like of record, zoning restrictions, and other matters of record or of law.

The Grantor's spouse, **JAMES E. JACKSON**, joins in this conveyance for any and all marital or equitable rights that he may have to the above recited real property, excepting the Life Estate reserved for him hereunder, by the Grantor.

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed on this 5th day of September, 2018.

YVETTE BARBARA JACKSON, Grantor

JAMES E. JACKSON, Spouse of Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the said County and State, the within named **YVETTE BARBARA JACKSON**, the Grantor, with whom I am personally acquainted, or who proved her identity to me on the basis of satisfactory evidence, and who executed in my presence the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 5th day of SEPTEMBER, 2018.

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
DECEMBER 15, 2021

Russell D. Gill
Notary Public
My Commission Expires: 12/15/2021

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for the said County and State, the within named **JAMES E. JACKSON**, the Grantor's Spouse, with whom I am personally acquainted, or who proved his identity to me on the basis of satisfactory evidence, and who executed in my presence the foregoing Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 5th day of SEPTEMBER, 2018.

RUSSELL D. GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
DECEMBER 15, 2021

Russell D. Gill
Notary Public
My Commission Expires: 12/15/2021

COMPASS
– LAND TITLE –

TRUE COPY CERTIFICATION

I, **J. Carlton Drumwright**, do hereby make oath that I am a licensed attorney and 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.

J. Carlton Drumwright

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, Elizabeth Barnes, a notary public for this county and state, **J. Carlton Drumwright**, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expires: 1/26/19

