Karen Y Johnson Davidson County
Batch# 149801 DEEDQC
10/08/2018 10:58:17 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20181008-0099548

QUIT CLAIM DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24 DAY OF September 2018.

Barbara Collins
Notary Public

MY COMMISSION EXPIRES: 12-17-2018
(AFFIX SEAL)

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018

THIS INSTRUMENT WAS PREPARED BY and RETURN TO:
CRUMP & RICHARDSON, PLLC, 2043 N. Ocoee Street, NE, Cleveland, TN 37311

FILE #18-09-3273

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JERRY W. SHOULDERS	**IServe Residential Lending LLC**	**098-13-0C-071.00-CO**
(NAME)	(NAME)	
1216 Iris Meadows Cove	**15015 Avenue Of Science, Suite #250**	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	**San Diego, CA 92128**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JERRY SHOULDERS , also known as Jerry W. Shoulders and JERI SHOULDERS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

JERRY W. SHOULDERS and JERI SHOULDERS, HUSBAND AND WIFE

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Revision One, Phase Three, The Meadows of Seven Points, of record in Instrument No. 20021022-0129513, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property

.

Being the same property conveyed to Jerry Shoulders and Jeri Shoulders, husband and wife by Warranty Deed from Nzuzi Vantoto and wife, Misenga Kabongo, of record in Instrument No. 20160914-0096518, Register's Office for Davidson County, Tennessee, dated September 09, 2016 and recorded on September 14, 2016.

Subject to all matters shown on the Plan of record in Instrument No. 20021022-0129513, Register's Office for Davidson County, Tennessee.

Subject to Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 11670, Page 822, Register's Office for Davidson County, Tennessee.

Subject to Charter of Meadows of Seven Points Homeowner's Association, Inc. of record in Instrument No. 20000322-0028986, in the Register's Office for Davidson County, Tennessee.

Subject to Quitclaim Deed of open space/common areas to HOA of record in Instrument No. 20090107-0001612, in the Register's Office for Davidson County, Tennessee.

Subject to Stormwater Detention Agreement of record in Book 11681, Page 411 and Instrument No. 20010626-0067703, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements as set out on plat of record.

unimproved ☐
This is improved ☒ property, known as 1216 Iris Meadows Cove Hermitage TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns. 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 24 day of September 2018.

JERRY SHOULDERS

A/K/A JERRY W. SHOULDERS

JERI SHOULDERS

STATE OF TENNESSEE
COUNTY OF Davidson

Before me Barbara Collins of the state and county mentioned personally appeared , Jerry Shoulders, a/k/a **Jerry W. Shoulders and Jeri Shoulders,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), executed the foregoing instrument for the purpose therein contained.

Witness my hand, at office, this 24 day of September, 2018.

Notary Public

My Commission Expires: 12-17-2018

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires December 17, 2018