Karen Y Johnson Davidson County
Batch# 150622 DEEDQC
10/11/2018 08:27:54 AM 2 pgs
Fees: $13.00 Taxes: $943.50
20181011-0100689

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
2002 Richard Jones Road, Suite 203-A
Nashville, TN 37215

No title search was performed in the preparation of this quitclaim deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is:
$255,000.00

KCR
Affiant

Subscribed and sworn to before me, this 9th day of October, 2018.

Notary Public

My Commission Expires:

SHYRA KINGREY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES SEPTEMBER 7, 2021

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
JAW Land Company, Inc. P.O. Box 1869 Clarksdale, MS 38614	New Owner	128-14-0-170.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged **Mary Ann Sedita** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **JAW Land Company, Inc., a Mississippi Corporation** their heirs and assigns all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot(s) 66, as shown on the map entitled Stacey Square Section 2, of record in Plat Book 4175, page 30, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Mary Ann Sedita by Warranty Deed from Crystal Davenport and Jason Johnson, recorded on the 8th day of May, 2018 in Instrument No. 20180508-0043742, in the Register's Office of Davidson County, Tennessee.

Subject property is not the primary, marital residence of Grantor.

This is improved property known as 7956 Stallion Drive Nashville, TN 37221.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2019 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5TH day of October, 2018.



Mary Ann Sedita

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mary Ann Sedita,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 5TH day of October 2018.

Notary Public

My Commission Expires: 1-8-19