Karen Y Johnson Davidson County
Batch# 152294 DEEDQC
10/18/2018 08:47:51 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20181018-0103271

This instrument prepared by:
Eric J. Burch
200 South Woodland Street
Manchester, TN 37355

Owner and Real Property
Tax Responsibility
Michael Frey
Jason Jetton
Eric J. Burch
Mohannad F. Azzam
200 South Woodland Street
Manchester, TN 37355

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledge that we, MICHAEL FREY and JASON JETTON, do hereby convey and quitclaim unto MICHAEL FREY, JASON JETTON, ERIC J. BURCH and MOHHAND F. AZZAM, a one-fourth interest as tenants in common to 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. 328 on the Plan of Cloverhill, Section No. V, as of record in Book 2133, Page 88, Register's Office of Davidson County, Tennessee.
>
> SAID Lot No. 328, which is a corner lot, fronts 95 feet on the easterly martin of Braidwood Drive and fronts 142.9 feet on the southerly margin of Leatherwood Drive, said frontages being joined by a curve having a length of 31.42 feet, and extends back 140 feet on the easterly line and 186.4 feet on the southerly line, to a point of intersection.
>
> Being the same property heretofore conveyed to Michael Frey and Jason Jetton by Deed Instrument No. 20180917-0091849 Register's Office of Davidson County, Tennessee.
>
> NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL ESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THE conveyance of the above described parcel of land is subject to the following:

1) All matters sown on the Plan of record in Book 2133, Page 88, Register's Office for Davidson County, Tennessee;

2) Restrictive Covenants contained in instrument of record in Book 2145, Page 262, and as amended in Book 2273, Page 88, Register's Office for Davidson County, Tennessee. Note: Said restrictions are not applicable to portions thereof that have already expired;

3) Easement for Sanitary Sewer and/or Storm Drainage of record in Book 6172, Page 121, Register's Office for Davidson County, Tennessee; and,

4) Taxes for the current year which have been prorated between the parties, and paid by the Grantor herein, and the subsequent years, and yet due and payable.

This improved property, known as: 701 Braidwood Drive, Nashville, TN 37214.

IN WITNESS WHEREOF, MICHAEL FREY and JASON JETTON, have hereunto set their signatures, this the 11th day of October, 2018.

MICHAEL FREY

STATE OF TENNESSEE
COUNTY OF Coffee

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, MICHAEL FREY, the within named bargainor, with whom I am personally acquainted, and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seat at Manchester Tennessee, this the 16 day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 3-19-19

JASON JETTON

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, JASON JETTON, the within named bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seat at 5/3rd Bank Tennessee, this the 3rd day of October, 2018.

NOTARY PUBLIC

My Commission Expires: 03/31/2020

STATE OF TENNESSEE
COUNTY OF COFFEE

The actual consideration or true value, whichever is greater for this transfer is $.00.

Affiant

Subscribed to and sworn to before me this the 16 day of October, 2018.

My Commission Expires: 3-19-19

Notary