Karen Y Johnson Davidson County
Batch# 179999 DEEDQC
01/03/2019 08:40:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190103-0000541

QUITCLAIM DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $0.00. Kristi Putman Subscribed and sworn to before me, this the 31st day of December, 2018. Kara H. Nelson Notary Public My Commission Expires: 1/3/22

THIS INSTRUMENT PREPARED BY
Burr & Forman LLP (CTH), 222 2nd Avenue South, Suite 2000, Nashville, Tennessee 37201

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
125 Fern, LLC 125 Fern Avenue Nashville, Tennessee 37207	071 14 0 003.00	SAME AS NEW OWNER

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **MARGUERITA JACKSON**, an unmarried woman (hereinafter the "Grantor"), has bargained and sold, and by these presents does transfer and convey her interest unto **125 FERN AVENUE, LLC**, a Tennessee limited liability company (hereinafter the "Grantee"), its successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to wit:

Lot 33 of the Plan of resubdivision of Lots 31, 32 and 33 of the Weakley and Dodd's Subdivision of record in Plat Book 6050, page 581, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more accurate description.

Being the same property conveyed to Marguerita Jackson by Special Warranty Deed from Federal Home Loan Mortgage Corporation recorded on February 3, 2014, in Instrument Number 20140203-0009160, Register's Office for Davidson County, Tennessee.

This conveyance and all covenants and warranties contained herein, are made expressly subject to restrictions of record and all matters shown on the plan of record. This is improved property, known as 125 Fern Avenue, Nashville, Davidson County, Tennessee.

[Remainder of Page Left Intentionally Blank; Signature Page Follows]

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed as of the 31st day of December, 2018.

GRANTOR:

M. Jackson

MARGUERITA JACKSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, KAREN HILLEBRAND, a Notary Public of this county and state, Marguerita Jackson, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 31st day of December, 2018.

Kare Hillebrand

NOTARY PUBLIC

KAREN HILLEBRAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

[SEAL]

My Commission Expires: 1/3/22

True Copy Certification

I, Kristie Putman, 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.

Kristie Putman

Signature

State of Tennessee

County of Davidson

Personally appeared before me, KAREN HILLEBRAND a notary public for this county and state, Kristie Putman, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen H Hillebrand

Notary's Signature

My Commission Expires: 1/3/22

Notary' Seal (if on paper)

