Karen Johnson Davidson County
Batch# 186201 DEEDQC
01/18/2019 04:21:28 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190118-0005610

Instrument prepared by:
MICHAEL K. WALKER
Attorney at Law
341 Harrison Street
Nashville, Tennessee 37219

QUIT CLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO.
JESSICA L. JAMES 420 SLOAN RD. NASHVILLE, TN 37209	NATIONAL STAR MORTGAGE, LLC P.O. BOX 612488 DALLAS, TX 75261-2488	103-08-0B-420.00-CO

KNOW ALL MEN BY THESE PRESENTS:

That BRANDON ELLIOTT KEENER, Grantor, for the express purpose of making a reconveyance as part of a Marital Dissolution Agreement in a divorce action filed in the Circuit Court for Davidson County, Tennessee, Docket No. 18D1735, between BRANDON ELLIOTT KEENER, Plaintiff, and JESSICA LEE JAMES, (being one and the same as JESSICA L. JAMES) Defendant, does hereby demise, release, and forever quitclaim unto the said, JESSICA L. JAMES, her heirs, successors and assigns, all of his title, interest, and estate, legal and equitable, in and to a tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows, to wit:

Being a certain Condominium Apartment in Davidson County, Tennessee, being unit bo. 420 Building C, as specified on the Plat shown in the Master Deed, on the Plan of Parklane Condominiums, Phase IV, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed for Parklane Condominiums, Phase IV, or record in Book 7646, Page 264, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 7376, Page 580, said Register's Office, together with the undivided percentage interest in Common Elements appurtenant to said Unit, as set forth in the Master Deed. Reference is hereby made to the Plan of Parklane Condominiums, as shown on Exhibit "B" to the Master Deed of record under book 7646, Page 264, said Register's Office for a more complete identification and description of such Unit.

Being the same property conveyed to Jessica Houchens, unmarried by Warranty deed from Diana L. Williams, unmarried of record in Instrument No. 20120619-0053523, Register's Office for Davidson County, Tennessee, dated June 18, 2012 and recorded on June 19, 2012.

Being the same property conveyed to Tracey L. Lafore by Warranty deed from Jessica Houchens, unmarried of record in Instrument no. 2014-1030-0100286 Register's Office for Davidson County, Tennessee, dated

October 28, 2014 and recorded on October 30, 2014.

Being the same property conveyed to Jessica L. James and Brandon Elliott Keener by Warranty deed from Tracey L. Lafore, unmarried of record in Instrument no. 2016-0914-0096672, Register's Office for Davidson County, Tennessee, dated September 12, 2016 and recorded on September 14, 2014.

This conveyance is made subject to all easements, restrictive covenants and conditions, and any and all applicable governmental and/or zoning regulations.

This is improved property, known as 420 Sloan Road, Nashville, Tennessee 37209-4641.

THIS IS THE SAME DESCRIPTION AS IN THE PREVIOUS DEEDS OF RECORD.

The said JESSICA L. JAMES, hereby agrees to pay and agrees to hold BRANDON E. KEENER (being one and the same as BRONDON E. KEENER), harmless from one original Deed of Trust in favor of National Star Mortgage, LLC. d/b/a Mr. Cooper said note bearing an original unpaid principal balance of $225,150.00, as evidenced by a Deed of Trust of record filed with Instrument No. 2016-0914-0096673 Pages 1-13, recorded on September 14, 2016 in the Register's Office for Davidson County, Tennessee.

The actual consideration of this transfer is $0. Exempt pursuant to T.C.A. 67-4-409(3).

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named BRANDON ELLIOTT KEENER, the Grantor, with whom I am personally acquainted, who acknowledged to me that he executed the within instrument for the purposes therein contained.

BRANDON ELLIOTT KEENER
Grantor

Sworn to and subscribed before me
this 9th day of January, 2019.

NOTARY PUBLIC

My Commission Expires: May 5, 2020

JASON LAW
Any County
Tennessee
Commission
Expires
May 5, 2020
NOTARY PUBLIC

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public, in and for said County and State, the within named JESSICA L. JAMES, the Grantee, with whom I am personally acquainted, who acknowledged to me that she executed the within instrument for the purposes therein contained.

JESSICA L. JAMES
Grantee

Sworn to and subscribed before me
this 14 day of JAN, 2019.

NOTARY PUBLIC

My Commission expires: 07.05.21

AUBREY HAND
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021