QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 197189 DEEDQC
02/20/2019 12:47:51 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20190220-0015406

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TAX PARCEL ID #: 015-00-0-128.00

Prepared By:
Mark A. James and Tammy J. James
2911 Morgan Rd
Joelton, TN 37080

After Recording Return To:
Justin A. James and Heather B. James
1081 Double Tree Ct
Ashland City, TN 37015

Wanda Sterry Boyte State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ —0— **SUBSCRIBED AND SWORN TO BEFORE ME, THIS, THE** 7th **DAY OF** Feb, 2019

Notary Public
MY COMMISSION EXPIRES: June 21, 2020

KNOWN ALL MEN BY THESE PRESENTS THAT:

FOR A VALUABLE CONSIDERATION, of love and affection (and no monetary consideration) and for the express purpose of making a conveyance of which is hereby acknowledged we **Mark A. James and Tammy J. James** husband and wife, hereinafter referred to as "Grantors", do hereby demise, release and forever quitclaim and convey unto **Justin A. James and Heather B. James** husband and wife, as joint tenants with rights of survivorship, hereinafter "Grantees", of the following lands and property, together with all improvements located thereon, lying in the **County of Davidson, State of Tennessee,** to-wit:

Located in the 14th Civil District of Davidson County, Tennessee, described as follows:

Beginning at a point in the center of Intersection of Morgan Road and Wilkerson Road; thence continuing with the center line of Old Morgan Road as follows: South 81 deg. West 124.4 feet; North 61 deg. 30' West 198 feet; North 44 deg. West 165 feet; and North 49 deg. West 4.8 feet (said Morgan Road has been relocated by a new road, and the last mentioned calls cross said new road on either side); thence leaving said road, crossing the New Morgan Road, South 37 deg. 2' West 262 feet; thence South 54 deg. East 498 feet to a point in the center of Wilkerson Road; thence with the center of said Wilkerson Road as follows: North 39 deg. 30' East 101.6 feet; North 32 deg. 17' East 83.4 and North 20 deg. 47' East 167.9 feet to the point of beginning, containing 2.96 acres more or less according to survey of Richard B. Omohundro, dated September 11, 1965.

Being the same property conveyed to Mark A. James and Tammy J. James husband and wife, by warranty deed of record in Instrument 20081030-0108438 on October 28th, 2008 and filed for record on October 30th, 2008, Register's Office for Davidson County, Tennessee.

SUBJECT to all easements, rights-of-way, protective covenants and mineral reservations of record, if any.
This is improved property, known as 7495 Wilkinson Rd., Joelton, TN 37080

The source of title in Grantor(s) is by warranty deed recorded in the office of the Register of Deeds in Instrument 20081030-0108438 of Davidson County, Tennessee.

TO HAVE AND TO HOLD to the said Grantees as joint tenants, with right of survivorship, ~~their heirs~~, personal representatives, executors and assigns forever: it being the intentions of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one Grantee herein survives the other, the ~~entire interest~~ in fee simple shall pass to the surviving Grantee, and if one does not survive the other, then the heirs and assigns of the Grantees herein shall take as tenants in common. JAJ

(Grantor's Signature) (Grantor's Signature)

Mark A. James Tammy J. James

(Grantor's Printed Name) (Grantor's Printed Name)

(Grantee's Signature) (Grantee's Signature)

Justin A James Heather B James

(Grantee's Printed Name) (Grantee's Printed Name)

STATE OF Tennessee)
)
COUNTY OF Davidson)

The foregoing Quit Claim Deed was acknowledged before me on Feb. 7, 2019, by Mark A. James, Tammy J James, Justin A James, Heather B James who personally known to me or who produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Wanda Sterry Boyte

(Signature of Notary)

Wanda Sterry Boyte

(Printed Notary Name)

My Commission expires: June 21, 2020

Wanda Sterry Boyte
State of Tennessee Notary Public
Davidson County

Grantee's Address:	**Grantor's Address:**
Justin A. James and Heather B. James 1081 Double Tree Ct. Ashland City, TN 37015	Mark A. James and Tammy J. James 2911 Morgan Rd. Joelton, TN 37080
Mail Subsequent Tax Bills To: Justin A. James and Heather B. James 1081 Double Tree Ct. Ashland City, TN 37015	