Karen Johnson Davidson County
Batch# 203329 DEEDQC
03/07/2019 11:54:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190307-0021064

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

THIS INSTRUMENT WAS PREPARED BY INFORMATION FURNISHED BY THE PARTIES. THE PREPARER MAKES NO CLAIM OR WARRANTIES AS TO THE STATUS OF THE TITLE.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0.

Affiant

Subscribed and sworn to before me, this 6th day of March, 2019.

Notary Public

My commission expires: 10.7.2019

MICHELLE CRAWFORD NOTARY PUBLIC STATE OF TENNESSEE My Commission Expires: 10-7-2019

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Alicia D. Vandiver	**New Owner**	**083-09-0-486.00**
404 N. 12th Street		
Nashville, TN 37206		

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, DAVID JENSEN, " GRANTOR(S)", by these presents, do hereby quitclaim and convey unto ALICIA D. VANDIVER, herein called "GRANTEE(S)", his/her/their/its successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1, a Resubdivision of Lots 6 and 7 of Wakefield-Smith Company's Subdivision, of record in Book 8250, Page 459, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Alicia D. Vandiver and David Jensen, wife and husband, by deed from Christopher L. Thompson dated 10/25/18 of record in Instrument No. 20181030-0107356, Register's Office of Davidson County, Tennessee.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is improved property known as 404 N. 12th Street, Nashville, TN 37206.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our hand(s) this 28 day of Feb, 2019.

DAVID JENSEN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public of said County and State, David Jensen, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 28TH day of FEBRUARY, 2019.

Notary Public

My Commission Expires: 7/6/2020

JANNIE TEEL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-6-2020

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER