Karen Johnson Davidson County
Batch# 209909 DEEDQC
03/26/2019 09:36:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190326-0027120

QUIT CLAIM DEED

THIS INSTRUMENT WAS PREPARED BY: Westcor Land Title Insurance Company
875 Concourse Parkway South, Suite 200, Maitland, FL 32751

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Andrea N. Garrett and Charles E. Garrett Jr. 132 Queens Lane Nashville, TN 37218	Andrea N. Garrett and Charles E. Garrett Jr. 132 Queens Lane Nashville, TN 37218	081 06 0A 017.00

FOR AND IN CONSIDERATION of the sum of One and No/100 Dollars ($1.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, **Saxon Mortgage Services, Inc.**, whose mailing address is 1661 Worthington Road, #100, West Palm Beach, FL 33409 (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer, Convey, Remise, Release, and Quitclaim unto **Andrea N. Garrett and Charles E. Garrett Jr., Wife and Husband, Tenants by the entirety** whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT;

BEING LOT NO. 17 ON THE PLAN OF RE-SUBDIVISION OF THE REMAINDER OF LOTS 4 THRU 8 AND PART OF LOT 3 OF THE SUBDIVISION OF THE EAST PART OF LOT 10 OF THE HARDING BOSLEY TRACT OF RECORD IN INSTRUMENT # 20030516-0067328 AND REVISED IN INSTRUMENT # 20031014- 0151915, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being Property Conveyed by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., Substitute Trustee to Saxon Mortgage Services, Inc., recorded March 10, 2009, as Instrument # 20090310-0021558, Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 1911 28th Ave N, Nashville, TN 37208-1204

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Andrea N. Garrett and Charles E. Garrett Jr., Wife and Husband, Tenants by the entirety** his/her/their heirs and assigns, in fee simple forever.

IN WITNESS WHEREOF the said **Saxon Mortgage Services, Inc.**, has executed this deed this the 20 day of MARCH, 2019.

"SAXON MORTGAGE SERVICES, INC."

Diego Rojas 3/20/19

Diego Rojas Vice President

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me Claribel Lopez, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Diego Rojas (Name) as Vice President (Title), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of **SAXON MORTGAGE SERVICES, INC.**

Witness my hand and Notarial Seal this 20 day of March, 2019.

Notary Public **Claribel Lopez** My Commission expires: 12/22/2021

RETURN TO:
Andrea N. Garrett and Charles E. Garrett Jr.
132 Queens Lane
Nashville, TN 37218

Notary Public State of Florida
Claribel Lopez
My Commission GG 140998
Expires 12/22/2021

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 the 22nd day of March, 2019

Notary Public

NAZARENE FRAZIER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-06-2019

Certificate of Authenticity

I, Jennifer Chandler- Cole 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 DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole 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:_____

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020