AFTER RECORDING RETURN TO:
First Title
1 Park West Circle, Suite 104
Midlothian, VA 23114
File No. 176066

PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Karen Johnson Davidson County
Batch# 227634 DEEDQC
05/08/2019 03:43:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20190508-0043328

Tax ID No.: 08310000200

QUIT CLAIM DEED

THIS DEED made and entered into on this 3 day of May, 2019, by and between **Lorene Elliott Howell, a married woman, joined in execution by her spouse Jason Christian Kobes**, a mailing address of 414 N 16th Street, Nashville, TN 37206, hereinafter referred to as Grantor(s) and **Lorene Elliott Howell and Jason Christian Kobes, wife and husband**, a mailing address of 414 N 16th Street, Nashville, TN 37206, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 414 N 16th Street, Nashville, TN 37206

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property as transferred by Warranty Deed on 11/08/2013 and recorded 11/14/2013 from Michael L. Parsons and Cathy L. Parsons, husband and wife to Lorene Elliott Howell, recorded in Document Number 20131114 0117644.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Lorene Elliott Howell

Jason Christian Kobes

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Lorene Elliott Howell and Jason Christian Kobes, the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Tennessee Davidson County, this 3 day of May, 2019.

Barbara Collins
Notary Public
My Commission expires: 11-26-2022

BARBARA COLLINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires Nov. 26, 2022

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of knowledge, information, and belief of the Affiant, that the actual consideration for this transfer is $0.00.

Lorene Elliott Howell
Affiant

STATE OF Tennessee
COUNTY OF Davidson

Sworn to before me this 3 day of May, 2019.

Barbara Collins
Notary Public
My Commission Expires: 11-26-2022

BARBARA COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires
Nov. 26, 2022

Name and address for person(s) responsible for taxes:
Lorene Elliott Howell and Jason Christian Kobes
414 N 16th Street
Nashville, TN 37206

Name and address of property owner:
Lorene Elliott Howell and Jason Christian Kobes
414 N 16th Street
Nashville, TN 37206

EXHIBIT A
LEGAL DESCRIPTION

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 ON THE MAP OF THE SURVEY OF THE J.J. TAMBLE TRACT, 18TH DISTRICT, NOW 23RD WARD OF THE CITY OF NASHVILLE, AS OF RECORD IN BOOK 421, PAGE 29, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 4 FRONTS 50 FEET ON THE WEST SIDE OF NORTH 16TH STREET AND RUNS BACK BETWEEN PARALLEL LINES 207 FEET, MORE OR LESS, TO AN ALLEY.

PARCEL ID NUMBER: 08310000200

PROPERTY COMMONLY KNOWN AS: 414 N 16TH STREET, NASHVILLE, TN 37206

True Copy Certification

I, **L. Shields** do hereby make oath that I am 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.

State of VIRGINIA

County of CHESTERFIELD

Personally appeared before me, [**Brenda Lynn Smith**], a notary public for this county and state, [**L. Shields**] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 3/31/2023

Notary' Seal

BRENDA LYNN SMITH
NOTARY PUBLIC
REGISTRATION # 7807967
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAR. 31, 2023