Karen Johnson Davidson County
Batch# 230603 DEEDQC
05/16/2019 08:29:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20190516-0046035

Tennessee Certification of Electronic Document

I, Chris Dawson, 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 ARIZONA

County of MARICOPA

Personally appeared Chris Dawson before me, Tina M Alvarez, a notary public for this county and state, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSION EXPIRES: 6/2/2022

NOTARY'S SEAL

TINA M ALVAREZ
NOTARY PUBLIC - ARIZONA
MARICPOA COUNTY
MY COMMISSION EXPIRES
JUNE 02, 2022

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241
00569731

This Instrument Prepared By:
Leila H. Hale, Esq.
9041 South Pecos Road, #3900
Henderson, NV 89074
702-736-6400

Reference: 54903185

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Jason Broyles 107 Elberta Street Nashville, TN 37210	Jason Broyles 107 Elberta Street Nashville, TN 37210	Map/Parcel: 119-05-0-241 and 11905024100

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, Jason Broyles, also known as Jason Ballard Broyles, an unmarried man, who acquired title as a married man by these presents do hereby quitclaim and convey unto the said Jason Broyles, an unmarried man, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to change vesting.

This is unimproved ( ) property known as 107 Elberta Street, Nashville, TN 37210
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 10TH day of MAY, 2019, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Jason Broyles, a/k/a Jason Ballard Broyles

Jason Broyles, a/k/a Jason Ballard Broyles

ACKNOWLEDGMENT

STATE OF TENNESSEE)

ss

COUNTY OF DAVIDSON)

Personally appeared before me, CLARISSA BLAKE, a Notary Public in and for said County and State, Jason Broyles, a/k/a Jason Ballard Broyles the within named bargainor, individual(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.

Given under my hand and official seal of office at NASHVILLE, TN this 10TH day of MAY, A.D., 2019.

NOTARY STAMP/SEAL

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

NOTARY PUBLIC
Notary Commission Expires: 1/3/23

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)

ss

COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (5).

Subscribed and sworn to before me this the 10TH day of MAY, 2019.

(Affix Seal)

Affiant

Notary Public

My Commission Expires: 1/3/23

CLARISSA BLAKE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NUMBER 134, ON THE MAP OF THE SUBDIVISION OF LOT NUMBERS 3 AND 4 AND PARTS OF LOTS 5 AND 6 OF CUMBERLAND NURSERIES, OF RECORD IN BOOK 332, PAGE 148, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT NUMBER 134 FRONTS 50.0 FEET ON THE SOUTHERLY SIDE OF ELBERTA STREET AND RUNS BACK BETWEEN PARALLEL LINES 150.0 FEET TO AN ALLEY.

Being the same property conveyed to Jason Ballard Broyles, an unmarried man by Deed from ARC Properties, G.P., a Tennessee general partnership of record in Document No. 20180912-0090243, said Register's Office.