Karen Johnson Davidson County
Batch# 240543 DEEDQC
06/07/2019 11:42:30 AM 6 pgs
Fees: $33.00 Taxes: $184.77
20190607-0054763

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), P.O. Box 211031, Columbus, Ohio 43221

Record and Return to:
Jennifer P. Andrews
942 W Eastland Ave., Nashville, TN 37206

Order Number: RLC-1900868

QUIT-CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor(s) **Jennifer P. Andrews, a/k/a Jennifer Andrews a/k/a Jenny Andrews, unmarried, and Larry K. Carr, unmarried,** for Ten Dollars ($10.00) and other valuable consideration paid, does hereby bargain, sell, remise, release, quit claim, and convey unto the Grantee(s), **Jennifer P. Andrews, a/k/a Jennifer Andrews a/k/a Jenny Andrews, an individual,** whose address is 942 W Eastland Ave., Nashville, TN 37206, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 of Block "G" on the plan of East Wood Addition, Dr. E.T. Brown's Resubdivision of the Stratton and Seymour and L.T. Baxter Lands, as of record in Book 332, Page 63, in the Register's Office for Davidson County, Tennessee, to which plan reference is here made for a complete description thereof.

This description is the same as the description contained in the prior deed referenced herein.

Subject to all other easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel Number: 082 08- 0-325.00
Street address of property: 942 W Eastland Ave., Nashville, TN 37206
Prior Instrument Reference by which Grantor(s) acquired title: Instrument 20130109-0002935 in the Recorder's Office, Davidson County, Tennessee.

Mail Tax Statements to: Jennifer P. Andrews, a/k/a Jenny Andrews, 942 W Eastland Ave., Nashville, TN 37206

FIDELITY NATIONAL TITLE RLC1900868

Signed this 17 day of MAY, 2019.

Signature of Grantor (1 of 2):

Jennifer P. Andrews, a/k/a
Jennifer Andrews a/k/a
Jenny Andrews

SANDIE D. LAMB
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 17 day of May, 2019, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Jennifer P. Andrews, a/k/a Jennifer Andrews a/k/a Jenny Andrews, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be her free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

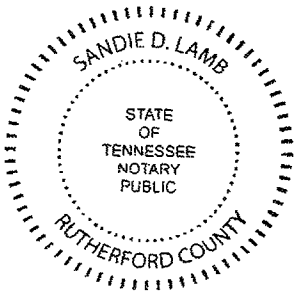
Sandie D Lamb
Notary Public

My commission expires 6-19-21

Signature of Grantor:

Larry K. Carr

Larry K. Carr



STATE OF Tennessee, COUNTY OF Davidson, SS:

BE IT REMEMBERED That on this 17 day of May, 2019, before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Larry K. Carr, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor(s) in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Sandie D Lamb

Notary Public My commission expires 6-19-21

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

Property Address: 942 W Eastland Avenue, Nashville, TN 37206
Tax Parcel: 082 08- 0-325.00

Oath of Consideration

I or we, Larry K Carr, the Affiant(s), herby swear or affirm that to the best of my/our knowledge, information and belief, that the actual consideration for this transfer is $ 49,939.00

Signed this 17th day of May, 2019.

Signatures of Affiant(s):

Larry K Carr

Sworn and subscribed before me this 17 day of May, 2019.

SANDIE D. LAMB
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Sandie D Lamb
Notary Public

My commission expires 6-19-21

Commitment No RLC-1900868

LEGAL DESCRIPTION

EXHIBIT "A"

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

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 4 OF BLOCK "G" ON THE PLAN OF EAST WOOD ADDITION, DR. E.T. BROWN'S RESUBDIVISION OF THE STRATTON AND SEYMOUR AND L.T. BAXTER LANDS, AS OF RECORD IN BOOK 332, PAGE 63, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A COMPLETE DESCRIPTION THEREOF.

Parcel ID: 082 08- 0-325.00

Commonly known as 942 W EASTLAND AVE, Nashville, TN 37206
However, by showing this address no additional coverage is provided

Fidelity National Title Insurance Company

The instrument constituting the source of the Borrower's interest in the foregoing described property was a Quitclaim Deed recorded in Instrument: 20130109-0002935 in the Register's Office of Davidson County, Tennessee.

True Copy Certification

I, Chris Poellot, do hereby make oath that I am the custodian of the electronic version of the attached document tendered for registration herewith and that it is a true and correct copy of the original documents executed and authenticated according to law.

Signature

State of Illinois

County of Will

Personally appeared before me, Bryan Riccio, a notary public for this country and state, Chris Poellot who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary Seal

"OFFICIAL SEAL"
BRYAN T RICCIO
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 2/22/2022