Recordation Requested By / Return To:
WFG Lender Services
2625 Townsgate Road
Westlake Village, CA 91361
File No. 1280348TN

PREPARED BY:
John O. Windsor, Esq.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
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Karen Johnson Davidson County
Batch# 258499 DEEDQC
07/18/2019 10:02:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20190718-0070312

Tax ID No.: 084-16-0-004-00

QUIT CLAIM DEED

THIS DEED made and entered into on this 8 day of July, 2019, by and between **Dr. Jessica E. Huddleston A/K/A Jessica E. Huddleston, a married woman, who acquired title as unmarried, joined in execution by her spouse Michael Donahue**, a mailing address of 110 McGavock Pike, Nashville, TN 37214, hereinafter referred to as Grantor(s) and **Dr. Jessica E. Huddleston and Michael Donahue, wife and husband, as tenants by the entirety**, a mailing address of 110 McGavock Pike, Nashville, TN 37214, 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: 110 McGavock Pike, Nashville, TN 37214

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

Being the same property conveyed to Jessica E. Huddleston, unmarried, in a prior Deed recorded under Instrument Number 20080701-0067519, recorded on 07/01/2008 in Davidson County, Tennessee.

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.

Dr. Jessica Huddleston A/K/A

Dr. Jessica E. Huddleston A/K/A Jessica E. Huddleston

Michael Donahue

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, the undersigned notary public of the aforesaid County and State, Dr. Jessica E. Huddleston A/K/A Jessica E. Huddleston and Michael Donahue, 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 Nashville, TN, this 8 day of July, 2019.

Jana Drury

Notary Public **JANA DRURY**
My Commission expires: 01-29-20

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

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.

Affiant

STATE OF TN
COUNTY OF Davidson

Sworn to before me this 8 day of July, 2019.

Notary Public **JANA DRURY**
My Commission Expires: 01-29-20

JANA DRURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
My Comm. Expires January 29, 2020

Name and address for person(s) responsible for taxes:
Dr. Jessica E. Huddleston and Michael Donahue
110 McGavock Pike
Nashville, TN 37214

Name and address of property owner:
Dr. Jessica E. Huddleston and Michael Donahue
110 McGavock Pike
Nashville, TN 37214

EXHIBIT A
LEGAL DESCRIPTION

LAND IN THE 3RD CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 14 ON THE MAP OF BAINBRIDGE AND SATTERFIELDS SUBDIVISION OF PART OF THE NICHOL PLACE, AS OF RECORD IN BOOK 421, PAGE 132, REGISTERS OFFICE FOR SAID COUNTY, BEING LOT NO. 1 ON THE PLAN OF THE NICHOLHURST SUBDIVISION, NOT OF RECORD, DESCRIBED ACCORDING TO A SURVEY MADE BY S. E. DAVIS, SURVEYOR, NOVEMBER 26, 1945, AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF THE MCGAVOCK PIKE, AS WIDENED, AT ITS INTERSECTION WITH THE NORTHERLY LINE OF SAID LOT NO. 14; THENCE WITH NORTHERLY LINE OF SAID LOT NO. 14, NORTH 86 DEG. 30 MINUTES WEST 242 FEET, MORE OR LESS, TO THE NORTHEAST CORNER OF PROPERTY CONVEYED TO HENRY HELMS AND WIFE, BY DEED FROM LLOYD F. BUTTS AND WIFE, OF RECORD IN BOOK 2158, PAGE 479, SAID REGISTERS OFFICE, BEING THE NORTHEAST CORNER OF LOT NO. 26 ON SAID UNRECORDED PLAN; THENCE WITH THE EASTERLY LINE OF SAID LOT NO. 26, SOUTHWARDLY 100 FEET TO THE NORTHWEST CORNER OF LOT NO. 2 ON SAID UNRECORDED PLAN; THENCE WITH THE LINE BETWEEN LOT NOS. 1 AND 2, EASTWARDLY 242 FEET, MORE OR LESS, TO THE WESTERLY MARGIN OF SAID PIKE; THENCE WITH SAME, NORTHWARDLY 100 FEET TO THE BEGINNING.

SITUATE IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE.

THIS BEING THE SAME PROPERTY CONVEYED TO JESSICA E. HUDDLESTON, UNMARRIED BY DEED FROM BRENDA HEINRICH, TRUSTEE UNDER THE REVOCABLE TRUST AGREEMENT OF LENA PHILLIPS, DATED JULY 17, 1998 DATED JUNE 30, 2008 AND RECORDED JULY 1, 2008 UNDER AS INSTRUMENT NO. 20080701-0067519 OF THE DAVIDSON COUNTY, TN RECORDER'S OFFICE.

PARCEL ID NUMBER: 084-16-0-004-00

PROPERTY COMMONLY KNOWN AS: 110 MCGAVOCK PIKE, NASHVILLE, TN 37214

Tennessee Certification of Electronic Document

I, Jennifer Lander, do hereby make oath that I am a licensed attorney and/or the
Signer's Name

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.

Jennifer Lander
Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Autumn R Carnegie, a notary public for this county and
Notary's Name

state, Jennifer Lander, who acknowledges that this certification of an electronic
Signer's Name

document is true and correct and whose signature I have witnessed.

Autumn R C
Notary Signature
Autumn R Carnegie

MY COMMISSION EXPIRES: 06/06/2020

NOTARY'S SEAL

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
AUTUMN R CARNEGIE
Notary Public
FINDLEY TWP, ALLEGHENY COUNTY
My Commission Expires Jun 6, 2020

(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 registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).