Karen Johnson Davidson County
Batch# 310026 DEEDQC
11/04/2019 09:21:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191104-0113170

PREPARED BY AND RETURN TO:
Bryan D. Spicer
Attorney at Law
342 Cool Springs Blvd., Suite 202
Franklin, TN 37067

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

Preparer is not a closing agent pursuant to Section 6045 of the Internal Revenue Code as amended by the Tax Reform Act.

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 08-25-2020

The actual consideration is $0.00

Affiant: _____

Subscribed and sworn before me, this the 25th day of October, 2019.

Notary Public: _____
My Commission Expires: _____

Address of New Owner:	**Send Tax Bills To:**	**MAP/PARCEL:**
Jason Herndon 395 Annex Avenue Nashville, TN 37209	Same as New Owner	102-03-0-165.00

QUITCLAIM DEED

For and in consideration of One Dollar (1.00), cash in hand paid, the receipt of which is hereby acknowledged, **Jaime Herndon, married,** (hereinafter referred to as "**GRANTOR**") does quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **Jason Herndon, married,** (hereinafter referred to as "**GRANTEES**") his Heirs and Assigns, in and to the following described tract of land:

Description Reference: The description is the same as that used in the prior deed:

Land in Davidson County, Tennessee, being Lot No. 1209 on the Plan of Charlotte Park, Section 21, of record in Plat Book 3700, pages 10 and 11, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jason Herndon and Jaime Herndon, husband and wife, by Warranty Deed from William Cooper, joined by my spouse, Stephanie Cooper, dated March 27, 2014, of record in Instrument No. 20140331-0026160, Register's Office for Davidson County, Tennessee.

This property is known as 398 Annex Avenue, Nashville, Tennessee 37209.

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. Said property is conveyed subject to such limitations, restrictions, easements and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this document was executed this 25th day of October, 2019.

_____ 10/25/19
Jaime Herndon

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public, in and for said County and State, appeared Jaime Herndon, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who upon oath acknowledged that she executed the within Quitclaim Deed for purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 24th day of October, 2019.

Notary Public

My Commission Expires:

