Return to:
VYLLA, LLC
6200 TENNYSON PARKWAY, SUITE 110
PLANO TX 75024
FILE NO. 101-10178215

Karen Johnson Davidson County
Batch# 359636 DEEDQC
02/18/2020 01:24:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20200218-0017975

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BY
BC LAW FIRM, P.A. Prepared By: 1803 S. KANNER HWY, STUART, FL 34994
NO REPRESENTATION BY PREPARER AS TO ANY MATTERS OF TITLE OR LEGAL DESCRIPTION/SURVEY

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
AARON R JAMES	AARON R JAMES	141 15 0A 011.00
7005 COTTON BLOSSOM LA NASHVILLE, TN 37221	7005 COTTON BLOSSOM LA NASHVILLE, TN 37221	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **AARON R. JAMES, AN UNMARRIED MAN WHO ACQUIRED TITLE AS A MARRIED MAN,** HEREINAFTER CALLED THE GRANTOR, DO/DOES HEREBY BARGAIN, SELL, RELEASE, REMISE, QUITCLAIM AND CONVEY UNTO **AARON R. JAMES, UNMARRIED MAN,** HEREINAFTER CALLED THE GRANTEE, HIS/HER/ITS SUCCESSORS, HEIRS AND ASSIGNS, ALL THE RIGHT, TITLE AND INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, TENNESSEE, BEING LOT NO. 85 ON THE PLAN OF SECTION I, ROLLING RIVER ESTATES, OF RECORD IN BOOK 4860, PAGE 27, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 85 FRONTS 97.00 FEET ON THE NORTHERLY MARGIN OF COTTON BLOSSOM LANE AND EXTENDS BACK 165.00 FEET ON THE WESTERLY LINE AND 165.00 FEET ON THE EASTERLY LINE TO A DEAD LINE IN THE REAR, MEASURING 97.00 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO AARON R. JAMES BY A DEED DATED 05/17/2002 AND RECORDED 05/21/2002, AS INSTRUMENT NO. 20020521-0061866, IN THE COUNTY CLERK'S OFFICE OF DAVIDSON, STATE OF TENNESSEE.

Property known as, 7005 COTTON BLOSSOM LANE, NASHVILLE, TN 37221

Wherever 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 my hand this 7 day of FEB, 20 20

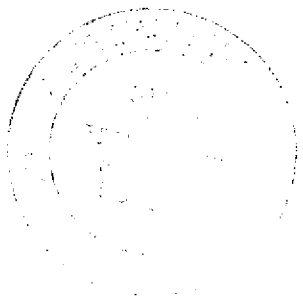
AARON R. JAMES

STATE OF TENNESSEE

COUNTY OF Davidson

Before me, Anne Marie Vaughan of the state and county mentioned, personally appeared **AARON R. JAMES** to me known to be the person(s) described in and who executed the foregoing instrument for the purposes therein contained.

(seal)



Anne Marie Vaughan
Notary Public
Printed Name: Anne Marie Vaughan
My Commission Expires: 4/23/23

VALUATION AFFIDAVIT

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

Affiant

STATE OF TENNESSEE

COUNTY OF Davidson

Subscribed and sworn before me this the 7th day of Feb, 2020

Notary Public

My commission expires: 01/03/23

EXHIBIT "A"

Land in Davidson County, Tennessee, Tennessee, being Lot No. 85 on the Plan of Section I, Rolling River Estates, of record in Book 4860, Page 27, Register's Office for said county.

Said Lot No. 85 fronts 97.00 feet on the Northerly margin of Cotton Blossom Lane and extends back 165.00 feet on the Westerly line and 165.00 feet on the Easterly line to a dead line in the rear, measuring 97.00 feet thereon.

Being the same property conveyed to David L. Sullender and Wife, Carolyn M. Sullender by deed from Charles T. Kehoe and Wife, Geraldine Kehoe of record in Book 11042, Page 763, Register's Office for Davidson County, Teennessee.

Subject to restrictions, reservations, easements, covenants, oil, gas or mineral rights of record, if any.

Being the same premises conveyed to Aaron R. James, a married man from David L. Sullender and Caronlyn M. Sullender, Husband and Wife by Warranty Deed dated 5/17/2002, and recorded on 5/21/2002, Document # 20020521-0061866, in Davidson County, TN.

True Copy Certification

I, Laura Elizabeth Franklin, 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.

L Franklin
Signature

State of Texas

County of Collin

Personally appeared before me, ~~[Name of Notary]~~ Kathy L. Nguyen, a notary public for this county and state, ~~[name of person making certification]~~ Laura E. Franklin who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/21/2022
Notary' Seal (if on paper)

KATHY L NGUYEN
Notary ID #131577239
My Commission Expires
May 21, 2022