Karen Johnson Davidson County
Batch# 370652 DEEDQC
03/11/2020 08:47:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200311-0027136

THIS INSTRUMENT WAS PREPARED BY
Lindsey C. Davis, Attorney
Digby Family Law, PLC
116 29th Avenue South
Nashville, TN 37212

Based on information provided by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein.
The parties have specifically waived performance of a title search, title opinion letter, or title insurance by the preparing attorney.

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer L. Gilkey	**New Owner**	
(Name)	(Name)	**06112012500**
1241 Riverwood Drive	**1241 Riverwood Drive**	
(Address)	(Address)	
Nashville, TN 37216	**Nashville, TN 37216**	
(City) (State) (Zip)	(City) (State) (Zip)	

QUITCLAIM DEED

This is a transaction exempt from tax pursuant to Tennessee Code Annotate § 67-4-409(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled Jennifer Lynn Gilkey v. Russ Michael Jackson, Davidson County Circuit Court, Case 19D872. Accordingly, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, RUSS MICHAEL JACKSON, hereinafter "Grantor", hereby quitclaims and conveys unto JENNIFER LYNN GILKEY, her heirs, successors, and assigns, hereinafter called "Grantee" all the right, title and interest Grantor may have, if any, in and to the following described real property located in Davidson County, Tennessee, to whit:

Land in Davidson County, Tennessee, being Lot No. 54 and part of Lot No. 53 on the Map of Eastdale Place, of record in Plat Book 545, page 29 & 30, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Said Lot No. 54 and the easterly 20 feet of Lot No. 53 front together 120 feet on the northerly side of Riverwood Drive and extends back between parallel lines 200 feet to a dead line.

Being the same property conveyed to Daniel Kelly and Betsy Mangum, husband and wife, by Warranty Deed from Christie M. Cocker, unmarried, dated October 30, 2012, of record in Instrument No. 20121101-0100389, Register's Office for Davidson County, Tennessee.

Being further conveyed to Jennifer L. Gilkey and Russ Jackson, husband and wife, by Warranty Deed from Daniel Kelly and Betsy Mangum, husband and wife, of record in Instrument No. 20181204-0118178, Register's Office for Davison County, Tennessee dated November 30, 2018 and recorded on December 4, 2018.

This conveyance is made subject to all conditions, easements, and all other matters of record in the Register's Office for Davidson County, Tennessee.

This is improved property known as 1241 Riverwood Drive, Nashville, TN 37216.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this the 22nd day of February, 2020.

RUSS MICHAEL JACKSON

STATE of TN)
COUNTY of Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said county and State, the within named Grantor, RUSS MICHAEL JACKSON, with whom I am personally acquainted (or whose identity was proven to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 22nd day of February, 2020.

Notary Public

My commission expires: 05/09/23

LIAM MCDONALD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY