QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Kristie Perry
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 day of April, 2020.

Notary Public

Commission Expires _____

(Affix Seal)

(BLANK FOR REGISTER'SOFFICE ENDORSEMENT)

Karen Johnson Davidson County
Batch# 385041 DEEDQC
04/14/2020 08:41:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200414-0038649

THIS INSTRUMENT WAS PREPARED BY:
Bennett & Pressley, P. C., 2021 Richard Jones Road, Suite 220, Nashville, TN 37215
(Prepared upon Information Furnished by the Parties; No Title Search Performed: No Tax Advice Requested or Provided)

OWNER ADDRESS:	SEND TAX BILLS TO:	Parcel ID Number:
Jason & Kristie Perry 7433 Sawyer Brown Road Nashville, TN 37209	Same as Owner	142 14 0C 091.00

FOR AND IN CONSIDERATION of One Dollar ($1.00) and other good and valuable consideration, receipt and sufficiency of which is hereby acknowledged, I, **JENNIE E. MEADOWS, unmarried** (hereinafter called the "Grantor"), by these presents do hereby grant, quitclaim and convey unto **JASON PERRY and KRISTIE PERRY, husband and wife, as tenants by the entireties** (hereinafter called the "Grantee") all of my right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

All that certain parcel of land situated in the County of Davidson, State of Tennessee, being known and designated as follows: Unit Number 31A on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private Elements of record in Instrument Number 20060601-0064701, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Grantor by Warranty Deed recorded in Instrument No. 20110908-0069516, Register's Office for Davidson County, Tennessee.

This is improved property known as 708 McPherson Drive, Nashville, TN 37221.

This conveyance is subject to all matters shown on any applicable recorded plan, all applicable easements, setback lines and restrictions of record; and any encroachment, encumbrance, violation, variation or adverse circumstance affecting the title that would be disclosed by an accurate and complete land survey of the land and not shown by the Public Records.

IN ITNESS WHEREOF, I have hereunto set my hand this 10 day of April, 2020.

Jennie E. Meadows
JENNIE E. MEADOWS, Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for the county and state aforesaid, the within named **JENNIE E. MEADOWS**, the within named bargainor, with who I am personally acquainted or proved upon satisfactory evidence, and who in my presence affixed her signature to the within instrument, further upon oath acknowledging that she did so freely and voluntarily, for the purposes therein contained.

Witness my hand and official seal this 10 day of April, 2020.

Commission Expires: _____

NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Ernest D. Bennett, III, 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.

Ernest D Bennett III

Signature

State of Tennessee)
)
County of Davidson)

Personally appeared before me, Anthony N. Greco, a notary public for this county and state, Ernest D. Bennett, III, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

(Affix Seal)



Notary Signature

My Commission Expires: September 7, 2020