THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
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Nashville, TN 37206
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Karen Johnson Davidson County
Batch# 414990 DEEDQC
06/15/2020 02:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200615-0061234

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
April Dawn Jackson 3214 Masonwood Drive Nashville, TN 37207	NEW OWNER	050-10-0-184.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **April Dawn Nicole Jackson AKA April Dawn Jackson, a married woman***, by these presents does hereby quitclaim and convey unto **April Dawn Jackson, an single woman,** their heirs, successors and assigns, his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Academy Heights Subdivision of record in Plat Book 6200, Page 319, 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 Brenda E. Walker and Kimberly Walker by Warranty deed from Frederick R. Neff, a married man of record in Instrument No. 20041109-0135131 Register's Office for Davidson County, Tennessee, dated October 26, 2004 and recorded on November 09, 2004.

Being the same property conveyed to Brenda Walker, a single person by Quitclaim deed from Kimberly Walker, a single person of record in Instrument No. 20160517-0049131 Register's Office for Davidson County, Tennessee, dated May 16, 2016 and recorded on May 17, 2016.

Brenda Walker died April 15, 2018 per Affidavit of Heirship recorded in Instrument No. 20181016-0102426 and Instrument No. 20181016-0102427, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to April Dawn Nicole Jackson, a married woman by Warranty deed from Kimberly Walker, a single woman, Tracey Crutcher, a married woman, Charles Walker, a single man of record in Instrument No. 20181016-0102428 Register's Office for Davidson County, Tennessee, dated October 11, 2018 and recorded on October 16, 2018.

Being also known as 3214 Masonwood Drive Nashville, Tennessee 37207.

***Grantor warrants that she never lived in the subject property as a married person and that the subject property is not subject to any homestead, dower, or other marital rights or interests.**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
28TH day of MAY 2020.

Julie Bailey
Affiant

My commission expires:
(Affix Seal)

Carmen Coats
Notary Public

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 28 day of MAY 2020.

April Dawn Nicole Jackson AKA April Dawn Jackson
April Dawn Nicole Jackson AKA April Dawn Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **April Dawn Nicole Jackson AKA April Dawn Jackson**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

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Witness my hand and seal this 28 day of MAY 2020.

Notary Public

My Commission Expires:

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** 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: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022