Karen Johnson Davidson County
Batch# 421871 DEEDQC
06/22/2020 10:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200622-0066405

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Return to: Real Estate Settlements & Escrow, LLC, 6 Reservoir Circle, Suite 203, Baltimore, MD 21208

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Laverne Jones	LAVERNE JONES	049 00 0 334.00
5232 Buena Vista Pike	5232 BUENA VISTA PIKE	
Nashville, TN 37218	NASHVILLE TN 37218	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, LAVERNE BLACK JONES also known as LAVERNE JONES, a widower – not remarried, surviving spouse of NEWTY L. JONES, deceased, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto LAVERNE JONES, an unmarried woman, hereinafter referred to as "Grantee", whose mailing address is: 5232 Buena Vista Pike, Nashville, TN 37218, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 5, on the Plan of Phase One, J.C. Smith, JR. Subdivision, of record in Book 8250, Page 874, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

The improvements thereon being known as 5232 Buena Vista Pike.

Tax ID No.: 049 00 0 334.00

BEING the same property conveyed to Newty L. Jones and Laverne Black Jones, husband and wife from R. Keith Turkett d/b/a Sovereign Construction, herein by Warranty Deed recorded in Book 11094, Page 992, in the Office of the County Register of Deeds for Davidson County, Tennessee. The said Newty L. Jones having departed this life on or about October 25, 2017, thereby vesting title to such property to Laverne Black Jones, surviving spouse by operation of law.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 5232 Buena Vista Pike, Nashville, TN 37218.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 28 day of May, 2020.

LaVerne Black Jones also known as LaVerne Jones

LAVERNE BLACK JONES also known as LAVERNE JONES

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that LAVERNE BLACK JONES also known as LAVERNE JONES, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 28 day of May, 2020.

Notary Public
My Commission expires: 11/05/2020

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

VALUATION AFFIDAVIT

I/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.

LaVerne Jones

LaVerne Blank Jones / also Known as

Affiant/Grantee

Subscribed and sworn to before me this 28 day of May, 2020.

India K Scruggs

Notary Public

My Commission expires: 11/03/2020

INDIA K SCRUGGS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Moe Kazin, 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 Moe Kazin

State of Maryland

County of Baltimore

Personally appeared before me, [Nancy E. White], a notary public for this county and state, Moe Kazin, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Nancy E. White
Notary's Signature

My Commission Expires: 5/11/2023
Notary' Seal (if on paper)

NANCY E. WHITE
Notary Public-Maryland
Baltimore County
My Commission Expires
5/11/2023