Karen Johnson Davidson County
Batch# 460502 DEEDQC
08/20/2020 09:14:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00

This Instrument Prepared by & Return to: Providence Title, LLC 25 Century Blvd, Suite 402, Nashville, TN 37214

20200820-0093864

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, ("Grantor"), **Andre E. Jeffries**, single hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Semone Jeffries,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:Land in Davidson County, Tennessee, ,being Lot No. 3 on the plan of Sherwood Subdivision, as of record in Book 1424, Page 51, Register's Office for Davidson County Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Divorce Decree at Docket No 75248 in the Circuit Court of Davidson County TN. Being previously conveyed to Kermit M Jeffries and wife Andre E Jeffries by Warranty Deed dated September 22, 1969, recorded at Book 4368, Page 317 in the Register's Office of Davidson County, TN.
IN TESTIMONY WHEREOF I/we have executed this instrument the 19th day of **August, 2020.**

_____ **Andre E. Jeffries**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Andre E. Jeffries**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.WITNESS my hand and official seal at office this 19th day of **August, 2020.**

_____ September 2020
NOTARY PUBLIC MY COMMISSION EXPIRES

KEELEY BENOIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires September 20, 2020

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

_____ AFFIANT

SUBSCRIBED AND SWORN before me this the 19th day of **August, 2020.**

_____
NOTARY PUBLIC MY COMMISSION EXPIRES: September 20 2020

KEELEY BENOIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires September 20, 2020

PROPERTY ADDRESS: 1809 Sherwood, Lane, Nashville, TNTAX
PARCEL NO.: 072 12 0 227.00
PROPERTY OWNER/NEW OWNER **Semone Jeffries**OWNER'S ADDRESS: 1121 Broadmoor Cr Franklin Tn 37067
MAIL TAX BILLS TO: **Owner at Owner's Address**