THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. Affiant Subscribed and sworn to before me, this 8th day of October, 2020. Notary Public My Commission Expires: 6-28-22

DEBBIE SINIARD
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Kayla F. Jackson Larry C. Felts 709 Sills Court Nashville, TN 37220	New Owner	146 07 0 005.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **John Andrew Jackson, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Kayla F. Jackson, an unmarried woman and Larry C. Felts, a married man** their heirs and assigns, all of his rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the Plan of Creighton Meadows, of record in Plat Book 2854, Page 48, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to John Andrew Jackson and wife, Kayla Felts Jackson and Lady A. Bird, Married, All as Joint Tenants with Right of Survivorship, by Quitclaim Deed from John Andrew Jackson and wife, Kayla Felts Jackson, of record in Instrument No. 20110210-0011680, in the Register's Office of Davidson County, Tennessee, dated February 04, 2011, and recorded on February 10, 2011.This is improved property known as: 23 Annandale, Nashville, TN 37215.

Said property was never the primary marital residence of Grantor, Lady A. Bird

Grantor covenants that he is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 8TH day of October, 2020.

John Andrew Jackson

Karen Johnson Davidson County
Batch# 508308 DEEDQC
11/03/2020 11:39:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201103-0128522

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Andrew Jackson with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 8th day of October, 2020.

Debbie Siniard
Notary Public

My Commission Expires: 6-28-22

DEBBIE SINIARD
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY