QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 508735 DEEDQC
11/04/2020 10:52:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20201104-0129118

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is NONE

Affiant

Subscribed and sworn to before me this 3rd day of November 2020.

Notary Public

My Commission Expires

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-2-2023

This Instrument Was Prepared By:
David L. King, Attorney
Tennessee Law Group, Inc.
1201A 7th Avenue North
Nashville, Tennessee 37208

Based on Information provided by the Register's Office for Davidson County, Tennessee

Address New Owner:	**Send Tax Bills to Mortgagee:**	**Map-Parcel Number:**
Edward L. Jackson	Owner	041-06-0
4025 Brick Church Pike		011.00
Nashville, TN 37207		

KNOW ALL PERSONS BY THESE PRESENTS that I, **LEWANA M. JACKSON**, hereinafter called the Grantor, for and in consideration of the terms of a Marital Dissolution Agreement dated December 20, 2018, the final Decree of Divorce in case docketed under 17D-578 in the Third Circuit Court for Davidson County, Tennessee, and the sum of zero dollars, has bargained and hereby remises, releases and forever quitclaims her marital interest as a tenant by the entirety in whatever right, title and interest, including any marital interest, in and to the following described property to **Edward L. Jackson**, hereinafter called the grantee, his heirs and assigns, the property being a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, Being Lot No. 495 on the plan of Bellshire Estates, Section B, of record in Book 2331, page 128 and 129, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Edward L. Jackson and Wife Lewana M. Jackson by Debra E. Hudnall as Executrix of the Estate of Robbie Carter, by Warranty Deed, Instrument number 20050822-0099988 on August 22, 2005, and re-recorded on November 11, 2005 to issue corrections, recorded as instrument number 20051110-0136243, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David T. Carter and wife, Robbie B. Carter, (being one and the same person as Robbie H. Carter), by deed from Lola B. Leslie (widow) of record in Book 4032, page 647, Register's Office for Davison County, Tennessee, the said David T. Carter, having died February 1, 2002, and Robbie B. Carter having inherited his interest as his surviving spouse, Robbie B. Carter having died testate on June 20, 2004, her will having been duly admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Volume 5687/1622466, authorizing Debra E. Hudnall, Executrix, to convey the subject property.

THIS CONVEYANCE IS SUBJECT TO ALL EASEMENTS, COVENANTS, CONDITIONS, RESERVATIONS, LEASES AND RESTRICTIONS OF RECORD, ALL LEGAL HIGHWAYS, ALL RIGHTS OF WAY, ALL ZONING, BUILDING AND OTHER LAWS, ORDINANCES AND REGULATIONS, ALL RIGHTS OF TENANTS IN POSSESSION, AND ALL REAL ESTATE TAXES AND ASSESSMENTS NOT YET DUE AND PAYABLE.

This conveyance is further made subject to real property taxes for 2020 and subsequent years.

This is improved property known as
4025 Brick Church Pike, Nashville, Tennessee, 37207.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, his heirs and assigns, forever, and GRANTOR does covenant with the said GRANTEE that she is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTOR does further covenant and bind herself, her heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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, Lewana M. Jackson has signed and executed this quitclaim deed on this day and date below:

Lewana M. Jackson

Lewana M. Jackson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Richard Hedgepath, a Notary Public in and for said County and State, the within named Lewana M. Jackson, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 3rd day of November, 2020.

NOTARY PUBLIC

My Commission Expires: 03-07-2023

RICHARD HEDGEPATH JR
DAVIDSON CO.
TENN