Karen Johnson Davidson County
Batch# 517098 DEEDQC
11/16/2020 01:57:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20201116-0135026

THIS INSTRUMENT PREPARED BY:
National Signing Services, Inc.
25400 US Highway 19 North, Suite 135
Clearwater, Florida 33763

# QUIT CLAIM DEED

Return To:
Vantage Point Title, Inc.
25400 US 19 North, Suite 135
Clearwater, FL 33763

New Owner(S) Address &
Mail Tax Statements To:
James William Aaron
827 Setliff Place
Nashville, TN 37206

Property Tax ID#: 083-06-0-072-00
File #: TN624088

For and in consideration of ZERO and 00/100 Dollars ($0.00) and NO other good or valuable consideration, We, **JAMES WILLIAM AARON, a married man who acquired title as an unmarried man, herein joined by his spouse JULIE ELISE AARON**, as Grantor, hereby convey all rights, titles and interests that I may have in to **JAMES WILLIAM AARON and JULIE ELISE AARON, husband and wife**, as Grantee, to the following described real property located in Davidson County, Tennessee, to wit:

**SEE COMPLETE LEGAL ATTACHED AS EXHIBIT A**

Parcel ID: 083-06-0-072-00

Property Address: 827 Setliff Place, Nashville, TN 37206

Exempt Pursuant to T.C.A. Code 67-4-409(a3Ai).

Witness our hands this the 25 day of Sept, 2020.

JAMES WILLIAM AARON

JULIE ELISE AARON

STATE OF TN }

COUNTY OF DAVIDSON }

Personally, appeared before me, the undersigned Notary Public in and for said County and State, the within, JAMES WILLIAM AARON and JULIE ELISE AARON, the Grantor, with whom I am personally acquainted (or who has proven to me on the basis of satisfactory evidence), and who has acknowledged and executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal this the 25 day of Sept, 2020.

RYLAN FREDRICK TOWNS II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

Notary Public
My Commission expires: 7-9-24

I hereby swear or affirm that to the best of my knowledge, information and belief that actual consideration for the transfer is $0.00.

RYLAN FREDRICK TOWNS II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-9-2024

JAMES WILLIAM AARON

JULIE ELISE AARON

Subscribed and sworn to before me this the 25 day of Sept, 2020.

Notary
My Commission expires: 7-9-24

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantors/Grantees and /or their agents; no boundary survey was made at the time of this conveyance.

# EXHIBIT "A"

The following described real property located in Davidson County, State of Tennessee:

The land referred to herein below is situated in the County of Davidson, State of Tennessee, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 31 on the Map of Roy F. Williams Subdivision of The Hunter Tract, as of record in Book 547, Page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being that same property conveyed to James William Aaron, an unmarried man by Deed from James William Aaron, an unmarried man, and Kimberly Nina Mcdoniel, an unmarried woman, who acquired title as husband and wife dated January 30, 2014 and recorded February 06, 2014 in Instrument No. 20140206-0010625 in the Office of the Register of Deeds in and for Davidson County, Tennessee.

Commonly Known As: 827 Setliff Place, Nashville, TN 37206
Parcel ID: 083-06-0-072-00

**True Copy Certification**

I, *Darell Near*, 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 Florida

County of Pinellas

Personally appeared before me, Ashlee Berry, a notary public for this county and state, *Darell Near*, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

ASHLEE BERRY
Notary Public-State of Florida
Commission # GG 093924
My Commission Expires
May 09, 2021

Notary Signature

My Commission Expires: 5-9-21

Notary Seal (if on paper)