AFTER RECORDING RETURN TO:
Radian Settlement Services, Inc.
1000 GSK Drive, Suite 210
Coraopolis, PA 15108
File No. 1280158237

Karen Johnson Davidson County
Batch# 522374 DEEDQC
12/01/2020 10:18:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20201201-0139339

This document prepared by:
JOHN O. WINDSOR, ESQ.
1775 Lelia Drive Suite E (2nd floor)
Jackson, MS 39216
866-333-3081

Tax ID No.: 133 07 0 183.00

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## QUIT CLAIM DEED

THIS DEED made and entered into on this 18 day of NOV, 2020, by and between **JENNIFER GRANT F/K/A JENNIFER GRANT MACDONALD, AN UNMARRIED WOMAN,** a mailing address of 3345 MIMOSA DRIVE, NASHVILLE, TN 37211, hereinafter referred to as Grantor(s) and **JENNIFER GRANT,** a mailing address of 3345 MIMOSA DRIVE, NASHVILLE, TN 37211, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantor(s), for and in consideration of the sum of ZERO and NO/100 ($0.00) DOLLARS, do this day remise, release and quitclaim to the said Grantee(s) the following described real estate located in Davidson County, Tennessee:

SEE ATTACHED EXHIBIT "A" FOR LEGAL DESCRIPTION

Also known as: 3345 MIMOSA DRIVE, NASHVILLE, TN 37211

This conveyance is subject to easements, covenants, conditions, restrictions, reservations, and limitations of record, if any.

Being the same property conveyed to Jennifer Grant MacDonald, from Robb Bruce MacDonald, in a prior Deed recorded under Document Number: 20050425-0045798, recorded on 04/25/2005 in Davidson County, Tennessee.

And that said conveyance does not render the Grantor(s) insolvent nor is it for the purpose of defrauding any of the creditors of the Grantor(s).

IN WITNESS WHEREOF, the said Grantor(s) has/have signed and sealed this deed, the day and year above written.

Jennifer Grant F/K/A Jennifer Grant Macdonald

**JENNIFER GRANT F/K/A JENNIFER GRANT MACDONALD**

STATE OF TN
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned Notary Public of the aforesaid County and State, JENNIFER GRANT F/K/A JENNIFER GRANT MACDONALD the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in NASHVILLE TN, this 18 day of NOV, 2020.

Notary Public
My Commission expires: 3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

No title exam performed by the preparer. Legal description and party's names provided by the party.

VALUATION AFFIDAVIT

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

Affiant

STATE OF TN
COUNTY OF DAVIDSON

Sworn to before me this 18 day of NOV, 2020.

Notary Public
My Commission Expires: 3/7/23

MARK GROLL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Name and address for person(s) responsible for taxes:

**JENNIFER GRANT**
3345 MIMOSA DRIVE
NASHVILLE, TN 37211

Name and address of property owner:

**JENNIFER GRANT**
3345 MIMOSA DRIVE
NASHVILLE, TN 37211

**EXHIBIT A**
**LEGAL DESCRIPTION**

THE FOLLOWING TRACT OF LAND IN DAVIDSON COUNTY, TENNESSEE DESCRIBED HEREIN, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 37 ON THE PLAN OF GLENCOE ACRES, SECTION I, OF RECORD IN PLAT BOOK 1835, PAGE 136, 137 AND 138, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO ROBB MACDONALD AND WIFE, JENNIFER MACDONALD BY WARRANTY DEED FROM GALEN P. DONNAFIELD AND AMY E. DONNAFIELD OF RECORD IN INSTRUMENT NO. 20030513-0064085, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

PARCEL ID NUMBER: 133 07 0 183.00

PROPERTY COMMONLY KNOWN AS: 3345 MIMOSA DRIVE, NASHVILLE, TN 37211

# TENNESSEE NOTARIAL CERTIFICATE
## (COPY CERTIFICATION OF ELECTRONIC DOCUMENT)

I, Vernne Vargas [Name of Person making Certification], 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.

State of Pennsylvania

County of Allegheny

Personally appeared before me DeAnna Lynn Barton [Name of Notary], a notary public for this county and state, Vernne Vargas [Name of Person making Certification] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

DeAnna Lynn Barton
Notary's Signature

Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
DeAnna Lynn Barton, Notary Public
Allegheny County
My commission expires April 11, 2023
Commission number 1232540
Member, Pennsylvania Association of Notaries

My commission expires: 4/11/2023

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