Karen Johnson Davidson County
Batch# 567525 DEEDQC
02/03/2021 01:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210203-0015736

PREPARED BY:
Closed Title
856 North Thompson Lane, Suite 1E
Murfreesboro, TN 37129

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value,
whichever is greater, for this transfer is $0.00.

Jarod D Hardin
AFFIANT

Subscribed and sworn to before me
this 2 day of Feb., 2021.

ELIZABETH LEVSEN
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY
My Commission Expires 11-27-2023

Elizabeth Levsen
NOTARY PUBLIC
My Commission Expires: 11/27/23

ADDRESS OF NEW OWNER:
Gerald Jeffries and Nicholas Jeffries
5600 Chestnutwood Trail
Nashville, TN 37076

SEND TAX BILLS TO:
~~New Owner~~
Quicken Loans
1050 Woodward Ave.
Detroit, MI 48226
Map & Parcel: 098-02-0-074.00

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Gerald Jeffries, a single man,** Grantor, does hereby quitclaim and convey all of the undivided right, title and interest to the hereinafter described property to **Gerald Jeffries, a single man, and Nicholas Jeffries, a single man, as joint tenants with right of survivorship,** Grantee. Said property conveyed herein is described as follows:

Land in Davidson County, Tennessee, being all of Lot No. 83 on the Plan of Phase II B, Roxborough East, of record in Plat Book 7900, Page 601, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Gerald Jeffries, a single man, from Hunter Ross Cranford and Julia Ann Cranford, husband and wife, by Warranty Deed, of record in Instrument No. 202102030015734, Register's Office for Davidson County, Tennessee.

This is real property commonly known as 5600 Chestnutwood Trail, Nashville, TN 37076.

Said property is conveyed subject to such restrictions, encumbrances, and limitations as may affect the premises.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 2 day of February, 2021.

Gerald Jeffries

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public for the State and County the aforesaid, Gerald Jeffries, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, this 2ND day of February, 2021.

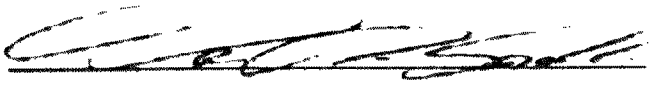
Notary Public

My Commission Expires: 2/19/2024

Tabitha Hardin
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

True Copy Certification

I, Devan P. Spinelli, 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.

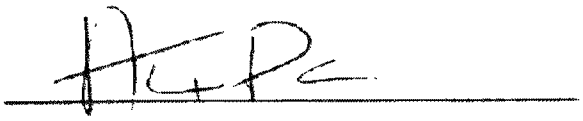


Devan Spinelli

STATE OF FLORIDA

COUNTY OF BROWARD

Personally appeared before me, Alexandra Ponce, a notary public for this county and state, Devan Spinelli, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



Notary's Signature (Alexandra Ponce)

My Commission Expires: 05/16/2023

Notary' Seal (if on paper)

