Karen Johnson Davidson County
Batch# 595697 DEEDQC
03/19/2021 01:23:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210319-0036762

THIS INSTRUMENT PREPARED BY: **The Row Title & Escrow, LLC** **20 Music Square West, Suite 200** **Nashville, TN 37203** MARIAH GRACE KERBY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-03-2022	STATE OF ~~Davidson~~ Tennessee) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is: $-0- Affiant Subscribed and sworn to before me, this 17th day of March, 2021. Notary Public My Commission Expires:

QUITCLAIM DEED

Address New Owner: Rogers S. Jackson & Ashley Sweet 208 Forrest Valley Circle, Unit B Nashville, TN 37209	Send Tax Bills to: New Owner	Map Parcel No. P/O 114-14 012

FOR AND IN CONSIDERATION OF the sum of Ten ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARIA GUTIERREZ JACKSON** ("Grantor"), by these presents, does hereby quitclaims and conveys unto **ROGERS S. JACKSON AND ASHLEY SWEET, HUSBAND AND WIFE**, their heirs, successors and assigns ("Grantees"), all of Grantor's rights, title and interest in and to certain tract or parcel of land in Davidson County being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. B on the plan of The Homes at 208 Forrest Valley Circle, as shown on Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of The Homes at 208 Forrest Valley Circle, a Horizontal Property Regime with Private Elements of record as Instrument No. 20201120-0136810, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description thereof.

Being part of the same property conveyed to Maria Gutierrez Jackson, by Deed from Rogers S. Jackson, Trustee and Maria C. Jackson, Trustee, recorded on July 14, 2010 in Instrument No: 20100714-0055120 said Register's Office for Davidson County, Tennessee.

This is improved property, known as: **208 Forrest Valley Circle, Unit B, Nashville, TN 37209**

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

[Intentionally Left Blank]

Witness my hand this 17 day of March, 2021, the bargaining party, having caused my name to be signed hereto on said day and date.

GRANTOR:

MARIA GUTIERREZ JACKSON

STATE OF Tennessee)
)
COUNTY OF Davidson)

On this 17 day of March in the year 2021, before me, the undersigned Notary Public, personally appeared, **MARIA GUTIERREZ JACKSON** the within named bargainor, known to me to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

Witness my hand and official seal at office this 17 day of March, 2021.

Notary Public

My commission expires: _____

MARGARET PHILPOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

True Copy Certification

I, Margaret Philpott, 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 Tennessee

County of Davidson

Personally, appeared before me, Brittany Sensabaugh, a notary public for this county and state, Margaret Philpott who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

Notary Public
My Commission Expires: 05-09-23