This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371

Karen Johnson Davidson County
Batch# 629945 DEEDQC
05/06/2021 09:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210506-0060826

Return to: Orange Coast Lender Services
1000 Commerce Drive, Suite 520, Pittsburgh, PA 15275

Reference Number: 664466

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Jordan Bradford Jackson and Diondrea Jackson	Jordan Bradford Jackson and Diondrea Jackson	081 11 0 538.00
1633 12th Ave N Avenue	1633 12th Ave N Avenue	
Nashville, TN 37208	Nashville, TN 37208	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, JORDAN JACKSON also known as JORDAN BRADFORD JACKSON, now a married man, and DIONDREA B. JACKSON also known as DIONDREA JACKSON, a married woman, hereinafter referred to as "Grantor", does hereby convey, transfer, remise, release, relinquish and quitclaim unto JORDAN BRADFORD JACKSON and DIONDREA JACKSON, husband and wife, as joint tenants with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 1633 12th Ave N Avenue, Nashville, TN 37208, their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly one half of the Southerly 62 feet of Lot No. 183 on the Map of McGavock, Wetmore and Others Addition of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said part of said Lot No. 183 fronts thirty-one (31) feet on the Westerly side of 12th Avenue, North, formerly Florence Street (the present Nashville City House No. being 1533), and runs back between lines parallel to Wheeless Street 154 feet to an alley.

Tax ID No.: 081 11 0 538.00

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of March, 20 21.

DIONDREA B. JACKSON also known as
DIONDREA JACKSON

STATE OF TENNESSEE
COUNTY OF Rutherford

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that DIONDREA B. JACKSON also known as DIONDREA JACKSON, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 26th day of March, 20 21.

Monica D. Ferguson
Notary Public
My Commission expires: 12/21/2024

VALUATION AFFIDAVIT

We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00.

JORDAN BRADFORD JACKSON

DIONDREA JACKSON

Subscribed and sworn to before me this 26th day of March, 20 21.

Monica D. Ferguson
Notary Public
My Commission expires: 12/21/2024

MONICA D FERGUSON
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
MY COMMISSION EXPIRES DECEMBER 21, 2024

Being the same property conveyed to Jordan Jackson, an unmarried man and Diondrea B. Jackson, a married woman, Deed dated 8/1/2019, recorded 8/8/2019, Instrument Number 20190808-0078829, in the Office of the County Register of Deeds for the County of Davidson, and State of Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1633 12th Ave N Avenue, Nashville, TN 37208.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

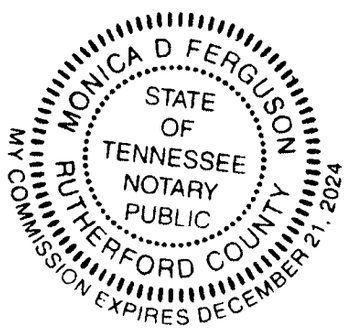
IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 26th day of March, 20 21.

JORDAN JACKSON also known as
JORDAN BRADFORD JACKSON

STATE OF TENNESSEE
COUNTY OF Rutherford

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that JORDAN JACKSON also known as JORDAN BRADFORD JACKSON, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 26th day of March, 20 21.

Monica D. Ferguson
Notary Public
My Commission expires: 12/21/2024



TRUE COPY CERTIFICATION

I, Nicole Ball, 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 Pennsylvania

County of Allegheny

Personally appeared before me, Shannon Taylor, a notary public for this county and state, Nicole Ball, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09/15/2024

Notary's Seal:

Commonwealth of Pennsylvania - Notary Seal
Shannon Taylor, Notary Public
Allegheny County
My commission expires September 15, 2024
Commission number 1300893
Member, Pennsylvania Association of Notaries