Karen Johnson Davidson County
Batch# 848248 DEEDQC
04/29/2022 11:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220429-0050044

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Jennifer Joy** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Jonathan Joy,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Parcel I - 3144 Gwynnwood Drive, Nashville, TN 37207 - M&P 060 01 0 133.00
Being Lot No 99 on the Plan of Golden Valley Estate, Section One, of record in Book 4175, Page 142, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more accurate legal description.

Being the same property conveyed to Grantor by Deed dated February 2, 2012 recorded at Instrument No. 20120216-0013806 in the Register's Office of Davidson County, Tennessee.

Parcel II - 1017 W Eastland Avenue, Nashville, TN 37206 - M&P 083 05 0 104.00
Land in Davidson County, Tennessee, being Lot No 24 of Block E on the Plan of Eastwood Addition of record in Plat Book 332, Page 63, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Grantor by Quit Claim Deed dated June 7, 2010 recorded at Instrument No. 20100611-0045620 in said Register's Office, Tennessee.

Grantor warrants that these properties are not her primary residence.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 25th day of **April, 2022.**

Jennifer Joy

Jennifer Joy Jennifer Joy

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, a Notary Public in and for said state and county, **Jennifer Joy,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 25th day of **April, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 06/18/2023

Notarized online using audio-video communication

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

Online Notary Public
My Commission Expires
June 18, 2023

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Jennifer Joy

AFFIANT

SUBSCRIBED AND SWORN before me this the 25th day of **April, 2022.**

Notarized online using audio-video communication

NOTARY PUBLIC

MY COMMISSION EXPIRES: 06/18/2023

MATT DECKARD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
Online Notary Public
My Commission Expires
June 18, 2023

PROPERTY OWNER: Jonathan Joy
OWNER'S ADDRESS: 1017 W Eastland Ave, Nashville, TN 37206
MAIL TAX BILLS TO: New Owner

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 4/25/22.

Affiant Signature

4/25/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 25 day of April, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022