This instrument prepared by:
First American Title Attn: Recording Team
4795 Regent Blvd
Irving, Texas 75063
866-264-7799

File No.: **1167869LV**

Karen Johnson Davidson County
Batch# 906452 DEEDQC
08/22/2022 03:58:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20220822-0094831

QUIT CLAIM DEED

THIS INDENTURE, made and entered into as of the Jan. 28, 2021, by and between **CATHERINE MARY JENNINGS**, party of the first part, and **CATHERINE MARY JENNINGS AND JOHN EDWARD JENNINGS III, WIFE AND HUSBAND**, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the party of the first part does hereby bargain, sell, release, remise, quit claim and convey unto the party of the second part, the following described real estate, situated in the City of NASHVILLE, County of DAVIDSON, State of Tennessee and being more particularly described on Exhibit "A" attached hereto and incorporated herein by reference.

Being the same property conveyed to the party of the first part by **WARRANTY DEED** of record in: Book **N/A**, Page No. **N/A** or Instrument No.: **20140829-0079393** in said Registor's office.

X The property is improved with an address of: **807 MONTROSE AVE NASHVILLE, TN 37204**

The property is unimproved.

IN WITNESS WHEREOF, the party of the first part has executed this instrument as of the day and year first above written.

Catherine Mary Jennings

CATHERINE MARY JENNINGS

STATE OF **TENNESSEE**

COUNTY OF Davidson

Personally appeared before me, Karen R. Campbell (name of notary public), _____, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand at office, this Jan. 28, 2021.

Karen R. Campbell
Notary Public

My Commission Expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

STATE OF **TENNESSEE**

COUNTY OF Davidson

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is **$0.00 Exempt per T.C.A. 67-4-409(a)(3)(A)(ii);**

Catherine Mary Jennings
Affiant

Subscribed and sworn to before me this the Jan. 28, 2021.

Karen R. Campbell
Notary Public

My Commission Expires: Nov. 8, 2021

KAREN R. CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

TAX PARCEL NO.:
118 01 0 403.00

NAME AND ADDRESS OF A PROPERTY OWNER:
CATHERINE JENNINGS
807 MONTROSE AVE
NASHVILLE, TN 37204

NAME AND ADDRESS OF THE PERSON OR ENTITY
RESPONSIBLE FOR THE PAYMENT OF THE REAL PROPERTY TAXES
CATHERINE JENNINGS
807 MONTROSE AVE
NASHVILLE, TN 37204

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 8 ON THE PLAN OF BRANSFORD REALTY CO'S MONTROSE PARK SUBDIVISION, OF RECORD IN BOOK 547, PAGE 25, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

APN: 118 01 0 403.00

Tennessee Certification of Electronic Document

I, Ra'Chel Serach, 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 1-28-2021 (date of document).

Affiant Signature

8-16-2022
Date

State of Texas

County of Dallas

Sworn to and subscribed before me this 16 day of August, 2022.

MELYSSA MCGAUGHY
Notary Public, State of Texas
Comm. Expires 12-02-2023
Notary ID 132268847

Notary's Signature

MY COMMISSION EXPIRES: 12-02-2023

NOTARY'S SEAL