Karen Johnson Davidson County
Batch# 960404 DEEDQC
01/12/2023 08:29:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230112-0002622

1 of 3

After Recording Return to:
Diane Jackson
683 Brewer Dr.
Nashville, TN 37211

Prepared: P. DeSantis, Esquire
235 West Brandon Blvd., #191
Brandon, Florida 33511
(866) 755-6300
PREPARER NOT RESPONSIBLE FOR CLOSING

Map & Parcel:
147 14 0 142.00

QUITCLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (a) (4)}
[this deed is being executed to update vested party's name and marital status on title]

New Owner/ Property Being Conveyed
Diane Jackson
683 Brewer Drive
Nashville, TN 37211

Send Tax Bills To:
New Owner

Mail Tax Statement To:
New Owner

THIS INDENTURE, made this 20th day of December, 2022 between DIANE JACKSON, also known of record as Diane D. Jackson, heir and beneficiary of the Last Will and Testament of Dorothy D. Dorris, Deceased and DIANE JACKSON, *an unmarried woman, (marital status omitted in Deed recorded January 6, 1995 among the Land Records of Davidson County, State of Tennessee in Book 9566, Page 381)* residing at 683 Brewer Drive, Nashville, TN 37211, collectively hereinafter referred to as "**Party of the First Part**" and DIANE JACKSON, an unmarried woman, hereinafter referred to as "**Party of the Second Part.**"

WITNESSETH

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, do hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 426 ON THE PLAN OF CANDLESTICK FARMS, SEC. IV, AS OF RECORD IN BOOK 3600, PAGE 71, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

SUBJECT TO ALL MATTERS OF RECORD.

BEING THE SAME PROPERTY CONVEYED TO DIANE JACKSON AND DOROTHY DORRIS FROM JOAN C. LAWLER, MARRIED BY DEED DATED JANUARY 5, 1995 AND

RECORDED JANUARY 6, 1995 AMONG THE LAND RECORDS OF DAVIDSON COUNTY, STATE OF TENNESSEE IN BOOK 9566, PAGE 381 INSTRUMENT NO. 23587.

WHEREIN DOROTHY D. DORRIS DEPARTED LIFE ON AUGUST 20, 2003 AS EVIDENCED BY A COPY OF HER DEATH CERTIFICATE. A COPY OF THE LAST WILL AND TESTAMENT OF DOROTHY D. DORRIS RECORDED 05/20/2013 AS DOCUMENT NO. 20130520-0050854, HEREBY PASSING TITLE TO DIANE D. JACKSON.

PROPERTY ADDRESS: 683 Brewer Drive, Nashville, TN 37211
The legal description was obtained from a previously recorded instrument.

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

Diane Jackson also known by record as Diane D. Jackson

DIANE JACKSON, also known of record as Diane D. Jackson, heir and beneficiary of the Last Will and Testament of Dorothy D. Dorris, Deceased

Diane Jackson
DIANE JACKSON

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Sept. 8, 2025

STATE OF TENNESSEE } **COUNTY OF** Davidson }

On this 20th day of Dec, 2022 before me personally appeared DIANE JACKSON, also known of record as Diane D. Jackson, heir and beneficiary of the Last Will and Testament of Dorothy D. Dorris, Deceased and DIANE JACKSON, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Karen R. Campbell
Notary Public My Commission Expires: Sept. 8, 2025

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

Diane Jackson also known by record as Diane D. Jackson

DIANE JACKSON, also known of record as Diane D. Jackson, heir and beneficiary of the Last Will and Testament of Dorothy D. Dorris, Deceased

Diane Jackson
DIANE JACKSON

KAREN R. CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires Sept. 8, 2025

Subscribed and sworn to before me this 20th day of December, 2022

Karen R. Campbell
Notary Public My Commission Expires: Sept. 8, 2025
State of TN, County of Davidson

The preparer of this document has been engaged solely for the purpose of preparing this instrument, has prepared the instrument only from the information given and has not been requested to provide, nor has the preparer provided, a title search, an examination of the legal description, an opinion on title or advice on the tax, legal or non-legal consequences that may arise as a result of the conveyance. Further such preparer has not verified the accuracy of the amount of consideration stated to have been paid or upon which any tax may have been calculated nor has the preparer verified the legal existence or authority of any person who may have executed the document. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

Tennessee Certification of Electronic Document

I, Sylvia Flake, 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 12/20/2022 (date of document).

Affiant Signature

01/09/2023
Date

State of California

County of Placer

Sworn to and subscribed before me this 9th day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 01/26/2025

NOTARY'S SEAL

