Karen Johnson Davidson County
Batch# 1073936 DEEDQC
11/21/2023 09:43:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20231121-0090453

File No: ARS-91508
Grantor's Loan No. 10207655

After Recording, Send to:
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Michael Jones and wife, Earlene H. Jones, 2508 Scovel Street, Nashville, TN 37208

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 081 14 0 053.00

QUITCLAIM DEED

Michael Jones and wife, **Earlene H. Jones, who acquired title as Earlene Harlan Jones,** ("Grantor"), of **2508 Scovel Street, Nashville, TN 37208**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims to **Michael Jones** and wife, **Earlene H. Jones,** ("Grantee"), whose tax mailing address is **2508 Scovel Street, Nashville, TN 37208,** with quitclaim covenants, their interest in the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being Lot No. 23 on the Map of E. T. Holman's Subdivision of certain lots of the Boyd McNary Plan, as of record in Book 167, Page 2, Register's Office to which plan reference is hereby made for a more complete legal description.

Property Address is: 2508 Scovel Street, Nashville, TN 37208

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A WARRANTY DEED RECORDED AS INSTRUMENT NO. 20060823-0103942 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 081 14 0 053.00

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on October 16, 2023:

Michael Jones

Michael Jones

Earlene H. Jones

Earlene H. Jones, who acquired title as Earlene Harlan Jones

STATE OF TN
COUNTY OF DAVIDSON

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Michael Jones** and **Earlene H. Jones,** personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 16th day of October, 2023.

Terry Jackson
Notary Public

TERRY JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

STATE OF TN
COUNTY OF DAVIDSON

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.

Earlene H. Jones
Affiant Earlene H Jones

Subscribed and sworn to before me on this the 16th day of October, 2023.

Terry Jackson
Notary Public

My Commission Expires: May 15, 2024

SEAL

TERRY JACKSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

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 10/16/2023 (date of document).

Affiant Signature

10/25/2023
Date

State of California

County of Placer

Sworn to and subscribed before me this 25th day of October, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 01/26/2025

NOTARY'S SEAL

