Davidson County DEEDQC
Recvd: 04/29/11 16:12 4 pgs
Fees:22.00 Taxes:0.00
20110429-0033029

After Recording, Return to:

Mira F Gray
2902 Jones Ave
Nashville, TN 37207

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170

New Property Owner/Mail Tax Statements To:
Mira F. Gray, 2902 Jones Avenue Nashville, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
Tax ID No. 060 120 112.01
Exempt from Transfer Tax as quit claim deed without consideration pursuant to Code Section 67-4-409(4)

QUITCLAIM DEED

New Source of Title: 20110429-0033028

Mira F. Gray, Successor Trustee of The Jasper C. Gray and Mira F. Gray, Revocable Living Trust, hereinafter grantor, of Davidson County, Tennessee, for $0.00 (Zero Dollars) in consideration paid, grants and quitclaims to **Mira F. Gray, widowed and not remarried,** hereinafter grantee, whose tax mailing address is **2902 Jones Avenue Nashville, TN 37207**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows: BEING a part of Lot No. 13 on the plan of Joywood Heights, Section 3, not of record, and also part of Jones Avenue, now closed as shown on said plan, described according to a survey of Parrish-Ragan, Inc. dated September 10, 1971, as follows: BEGINNING in the westerly margin of Jones Avenue, as now located, being 186.5 feet north of the curve intersection of said Jones Avenue and Capitol View Avenue; thence in a westerly direction 150 feet to a point in the line between Lots 14 and 13; said point being 250 feet north of the northerly margin of Capitol View Avenue; thence with the northerly line between said Lots, 104 feet; thence South 81 degrees 45' east 190 feet to a point; thence southeasterly 33

feet to a point, the original centerline of old Jones Avenue; thence southerly along the center line 50 feet to a point in the westerly margin of Jones Avenue, as now located; thence southerly around a curve 115 feet to the point of beginning. AND BEING the same property conveyed to The Jasper C Gray and Mira F. Gray, Revocable Living Trust, by Deed from Jasper C. Gray and wife, Mira F. Gray, dated September 21, 1996, and recorded September 24, 1996, in Deed Volume 10200, Page 683, among the land records of Davidson County, State of Tennessee.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Prior instrument reference: Volume 10200, pate 683; Affidavit of Successor Trustee recorded as: Volume 10200, Pate 683

Executed by the undersigned on April 14, 2011:

Mira F. Gray, trustee

Mira F. Gray, successor trustee of the trust to Mira F. Gray

STATE OF Tennessee
COUNTY OF Sumner

The foregoing instrument was acknowledged before me on April 14th, 2011 by **Mira F. Gray, successor trustee of the trust to Mira F. Gray**, who is personally known to me or has produced Driver License as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

ANITA WOODALL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Anita Woodall
Notary Public 1/29/2013

Maximum principal indebtedness for Tennessee recording tax purposes is 0.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Tennessee
County of Sumner

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $_____, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 14th day of April, 2011.

Mira F. Gray
Affiant

MIRA F. GRAY
Print Name

(Seal)

Anita Woodall
Notary Public

My commission expires:

1/29/2013

Anita Woodall
Print Name

ANITA WOODALL
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

Grantee's Name and Address:

Mira F. Gray
2902 Jones Avenue Nashville, TN 37207
Send tax statement to grantee

True Copy Certification

I, Megan McNamara_____, 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.

Megan McNamara
Signature

State of Ohio

County of Cuyahoga

Personally appeared before me, Christian R Leonhardt Jr, a notary public for this county and state, Megan McNamara who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

C.R. Leonhardt
Notary's Signature

My Commission Expires: _____
Notary' Seal (if on paper)

NOTARIAL SEAL
STATE OF OHIO

CHRISTIAN R. LEONHARDT
Notary Public
In and for the State of Ohio
My Commission Expires
March 6, 2016