BILL GARRETT, Davidson County
Trans:T20110048303 DEEDQC
Recvd: 08/08/11 11:04 1 pgs
Fees:12.00 Taxes:0.00
20110808-0060786

This Instrument Prepared by & Return to: Fearnley & Califf, PLLC - Nashville
25 Century Blvd, Ste 212, 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, **Bobbie Jean Waggoner, Bobby Gaines Jr., and Janice Hudson** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Tiffany Gant Neely**, (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Being lot No 10 and the westerly one half of Lot No 11 on the Ashcraft's Subdivision, of part of Lot No 14 of the Harding Lytle Tract as recorded in book 57, Page 62, Registers' Office for Davidson County, Tennessee.

Said Lot No 10 and part of Lot No 11 front together 37-1/2 feet on the southerly side of Hermosa Street and runs back between parallel lines 159.9 feet to an alley.

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.

Being all or part of the same property conveyed to John H Gant and wife, Emma C Gant by deed of record at Book 3248, Page 600, dated 09/27/60, in the Register's Office for Davidson County, Tennessee. The said Emma C Gant having since died on or about June 24, 1962 leaving John H Gant as surviving tenant by the entirety. The said John H Gant died intestate on or about July 13, 1983. The said John H Gant had four children being Shirley Gant, John H Gant, Jr., R.L. Gant, and J. Herbert Gant. The said Shirley Gant dies on or about January 8, 1979 and was survived by four children, being Edward L Gant, Janice Hudson, Bobby Gaines, Jr., and Bobbie Jean Waggoner. John H Gant, Jr. died on or about May 3, 2004 and was survived by two children, being Gregory Gant and Cheneta Lasha Gant. The above being supported by Heirship Affidavit s of record at Instrument No. 20060228-0023202, Instrument No. 20060228-0023203, and Instrument No. 20070409-0041706, said Register's Office, Tennessee. The said Cheneta Lasha Gant having conveyed her interest to Gregory Gant by deed of record at Instrument NO. 20060329-0035479 and re-recorded at Instrument NO. 20060619-0072956, said Register's Office, Tennessee. The said Gregory Gant having conveyed his interest to Edward Gant by deed of record at Instrument No. 20080922-0096115, said Register's Office. Edward Gant having since died on or about July 16, 2011, leaving his interest to Tiffany Gant by Will of record at Instrument No. 20110718-0054575 in said Register's Office, Tennessee.

IN TESTIMONY WHEREOF We have executed this instrument the **5th** day of **August, 2011.**

Bobbie Jean Waggoner Bobby Gaines Jr. Janice Hudson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Bobbie Jean Waggoner, Bobby Gaines Jr., and Janice Hudson**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this **5th** day of **August, 2011.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-8-13

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 **$10.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 5th day of **August, 2011.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-8-13

MEMORIE WHITE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS:	**1903 Hermosa** **Nashville, TN 37208**
TAX PARCEL NO.:	09207004300
PROPERTY OWNER:	Tiffany Gant Neely (1/2 interest), R.L. Gant (1/4 interest), J. Herbert Gant (1/4 interest)
OWNER'S ADDRESS:	**1903 Hermosa Street** **Nashville, TN 37208**
MAIL TAX BILLS TO:	Owner at Property Address