**FROM:**

JUANITA WAGGONER BONE

**TO:**

RENARD A. HIRSCH, SR.,
TRUSTEE

**AND**

**FROM:**

RENARD A. HIRSCH, SR.,
TRUSTEE

**TO:**

JUANITA WAGGONER BONE
and ANGELA BONE

# QUITCLAIM DEED

| Name & Address of Property Owner: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| Juanita Waggoner Bone *et al.*<br>2918 Felicia Avenue<br>Nashville, TN 37209 | SAME | Map 92-10<br>Parcel 189 |

This Instrument Was Prepared By:

SMITH & HIRSCH, PLC
3250 Dickerson Pike, Suite 121
Nashville, TN 37207

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer is $-0-.

Juanita Waggoner Bone
*Affiant*

Subscribed and sworn to before me on this 06th day of August, 2012.

Jacqueline Orr Wiggins
*Notary Public*

My commission expires: November 03, 2015

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create a common law joint tenancy, I JUANITA WAGGONER BONE, divorced, by these presents do hereby quitclaim all my interest unto RENARD A. HIRSCH, TRUSTEE, his successors and assigns, the following described tract or parcel of land, to wit:

> LAND in Davidson County, Tennessee, being Lot No. 42 on the Map of T. M. Steger's Subdivision of Part of the Old Barrows Place, not of record, and described as follows:
>
> Said Lot No. 42 fronts 50 feet on the north side of Felicia Avenue and runs back between parallel lines along the east margin of 31st Avenue, North, 150 feet to an alley.



BILL GARRETT, Davidson County
Trans:T20120058426 DEEDQC
Recvd: 08/07/12 12:02 3 pgs
Fees:22.00 Taxes:0.00
20120807-0070275

Being the same property conveyed to Goldie Waggoner Armstrong and Juanita Waggoner Bone by deed from Howard A. Whitaker, Trustee, recorded as Instrument No. 20020606-0068594, in the Register's Office for Davidson County, Tennessee. The said Goldie Waggoner Armstrong having since died, leaving Juanita Waggoner Bone as the surviving tenant in common.

This is improved property known as 2918 Felicia Avenue, Nashville, Tennessee 37209.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

And now, I, the said RENARD A. HIRSCH, SR., TRUSTEE, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby, convey, remise, release and forever quitclaim unto JUANITA WAGGONER BONE and ANGELA BONE, as joint tenants in common with right of survivorship, such where upon the death of one of the Grantees herein, their interest shall pass to the remaining Grantee as the survivor of the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

**WITNESS** our hands this 6 day of August, 2012.

Juanita Waggoner Bone
**JUANITA WAGGONER BONE**

Renard A. Hirsch, Trustee
**RENARD A. HIRSCH, SR.**
**TRUSTEE**

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me the undersigned notary public in and for said County and State the within named JUANITA WAGGONER BONE, the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactorily evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 06th day of August, 2012.

Jacqueline Orr Wiggins
NOTARY PUBLIC

My commission expires: 11/03/2015

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STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me the undersigned notary public in and for said County and State the within named RENARD A. HIRSCH, SR., TRUSTEE, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactorily evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, on this 06th day of August, 2012.

Jacqueline Ann Wiggins
NOTARY PUBLIC

My commission expires: 11/03/2015