QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

THIS INSTRUMENT PREPARED FROM INFORMATION PROVIDED BY THE PARTIES WITHOUT THE BENEFIT OF TITLE SEARCH AND/OR TITLE POLICY.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

Jennifer Parkhurst
Notary Public
State of Tennessee
Davidson County
My Commission Expires August 23, 2016

BILL GARRETT, Davidson County
Trans:T20130030732 DEEDQC
Recvd: 04/15/13 14:21 2 pgs
Fees:12.00 Taxes:0.00
20130415-0037306

THIS INSTRUMENT WAS PREPARED BY:
Rudy, Wood, Winstead, Williams & Hardin, PLLC
1812 Broadway
Nashville, TN 37203

ADDRESS NEW OWNER AS FOLLOWS: NEW OWNER	SEND TAX BILLS TO: NEW OWNER	MAP-PARCEL NUMBER:
DaJuana Toran	**DaJuana Toran**	**82-8-355**
938 Mansfield Street Nashville, TN 37206	**938 Mansfield Street Nashville, TN 37206**	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Mattie L. Jones,,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES QUITCLAIM AND CONVEY UNTO **DaJuana Toran** HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No, 1 on the Plan of House and Simonton's Subdivision of Lots Nos. 1 to 16, inclusive, in the Stratton & Seymour's addition to Edgefield now, East Nashville, as of record in Book 57, Page 137, Register's Office for said County. Said part of Lot No. 1 fronts 47 feet on the northerly side of Mansfield Avenue, and runs back between parallel lines with the easterly margin of McFerrin Avenue 175 feet to an alley.

Being the same property conveyed to Aaron Toran and wife Mai Ella Toran and Mattie Hancock, by Installment Deed from Lena Belle Lucas, of record in Book 4501, Page 788, in the Register's Office for Davidson County, Tennessee.

The interest of Mattie Hancock, having died on March 12, 2004, passed to her two daughters, Mai Ella Toran and Mattie L. Jones as described in that certain Affidavit

of Heirship of record as Instrument Number 200803260030281 in the Register's Office for Davidson County, Tennessee.

The interest of Mai Ella Toran, having died on May 13, 2011, passed to her husband by virtue of survivorship interest as described in that certain Affidavit of Heirship, of record as Instrument No. 201206040048217, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions of record.

This is improved property, is known as 935 Mansfield Avenue, Nashville, Tennessee 37206.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of March, 2013.

Mattie L. Jones

STATE OF Maryland)
COUNTY OF Anne Arundel)

Before me, a Notary Public of said County and State, personally appeared Mattie L. Jones, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained..

Witness my hand and seal, in Edgewater, this 15 day of March, 2013.

SIRETTA C. RILEY NOTARY PUBLIC ANNE ARUNDEL CO., MD

Notary Public

My commission expires:

SIRETTA C. RILEY NOTARY PUBLIC ANNE ARUNDEL CO., MD

SIRETTA C. RILEY
Notary Public,
State of Maryland
Anne Arundel County
My Commission Expires March 08, 2014