This Instrument Prepared By:
BROKERS ESCROW SERVICES, INC.
200 Nashboro Blvd
P. O. BOX 17116
Nashville, Tennessee 37217
(615) 885-0223

Davidson County DEEDQC
Recvd: 09/03/13 11:57 3 pgs
Fees:17.00 Taxes:0.00
20130903-0092419

SEND TAX BILL TO:
Evelyn and Raynaldo Herrera
2352 Dennywood Drive
Nashville, TN 37214

ADDRESS OF NEW OWNER:
Evelyn Kavanaugh Herrera
2352 Dennywood Drive
Nashville, TN 37214

Parcel ID#08411011300

QUITCLAIM DEED

For and in consideration of love and affection and for the express purpose of making a re-conveyance to create fee simple absolute ownership, I, **Evelyn Kavanaugh Herrera, formerly known as Goldia Evelyn Kavanaugh** , "Grantor" by these presents do hereby quitclaim, grant and convey all of my right, title and interest, **retaining a life estate for myself, Evelyn Kavanaugh Herrera**, upon the expiration of my life estate, to my husband, **Raynoldo Herrera,** for his life, then the remainder to my son **Michael Kavanaugh, a ½ undivided interest and granddaughter, Leanna St. Laurent Burns, a one half (½) undivided interest , in fee simple absolute as tenants in common, "Grantees",** in the following described tract of land in Davidson County, Tennessee, to wit:

Being Lot No. 131 on the Plan of Maplecrest, as of record in Book 1835, page 27 and 28, Register's Office for said County.
Said Lot 131 fronts 90 feet on the northerly side of Dennywood Drive and runs back 171.8 feet on the westerly line and 172.4 feet on the easterly line, to the right-of-way line of the Tennessee Central Railroad, measuring 90 feet thereon.

Being the same property conveyed to William Charles Kavanaugh and wife, Goldia Evelyn Kavanaugh by Deed dated September 25, 1952, of record in Book 2097, page 545 Register's Office for Davidson County, Tennessee.
William Charles Kavanaugh having since died, death certificate attached as Exhibit "A", leaving Goldia Evelyn Kavanaugh as sole owner by surviving tenant by the entirety.
Goldia Evelyn Kavanaugh having since married is now known as Evelyn Kavanaugh Herrera, and is one and the same person.

Commonly known as: 2352 Dennywood Drive, Nashville, TN 37214

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2013 and subsequent years.

GRANTOR makes no representation or warranty, express or implied, as to the exact amount of acreage or square footage in the property, or as to the ownership of the minerals located on, under or within the property. Grantor makes no representations or warranties, express or implied, with respect to the condition of the property conveyed hereby, including improvements located thereon, including, without limitation, the habitability, condition or fitness thereof for any particular use or purpose. Grantee agrees that the property conveyed hereby, including improvements located thereon, is conveyed by Grantor and accepted by Grantee in an "as is, where is" and "with all faults" condition.

This conveyance is made expressly subject to all covenants, conditions, restrictions, and reservations contained in former deeds and other instruments of record applicable to said property, insofar as same are presently binding thereon, and to any easements apparent from an inspection of said property. Whereever 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 my hand this the 2nd day of September, 2013.

Evelyn K. Herrera

Evelyn Kavanaugh Herrera, formerly known as
Goldia Evelyn Kavanaugh, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, Evelyn Kavanaugh Herrera formerly known as Goldia Evelyn Kavanaugh, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Deed for the purposes therein contained.

WITNESS my hand and official seal this 2nd day of September, 2013.

NOTARY PUBLIC

THOMAS B. LUCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2016

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual value or consideration, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me on this 3rd day of September, 2013.

NOTARY PUBLIC

THOMAS B. LUCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2016

CERTIFICATION

I, Toni Rutgerson do hereby make oath that I am 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.

Toni Rutgerson

State of Tennessee; County of Davidson

On this 3rd day of September , 2013, personally appeared before me, a notary public for this county and state, Toni Rutgerson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Thomas B. Luck

THOMAS B. LUCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2016

STATE OF TENNESSEE
Office of Vital Records

Exhibit A

CERTIFICATE OF DEATH

TENNESSEE DEPARTMENT OF PUBLIC HEALTH
DIVISION OF VITAL STATISTICS

FILE NO. 77 014372

1994
37
1994
BIRTH NO.

THIS BECOMES A LEGAL RECORD WHEN PROPERLY EXECUTED AND FILED.

571

TYPE OR PRINT IN PERMANENT BLUE OR BLACK INK.

DECEASED

DECEASED — NAME				DATE OF DEATH (MONTH, DAY, YEAR)
1.	WILLIAM	CHARLES	KAVANAUGH	2. MAY 24, 1977

3. RACE (WHITE, BLACK, AMERICAN INDIAN, ETC. (SPECIFY))	4. SEX	5a. AGE — LAST BIRTHDAY (YEARS)	5b. UNDER 1 YEAR — MONTHS	5b. UNDER 1 YEAR — DAYS	5b. UNDER 1 DAY — HOURS	5b. UNDER 1 DAY — MINUTES	6. DATE OF BIRTH (MONTH, DAY, YEAR)
White	Male	55					June 25, 1921

7a. COUNTY OF DEATH	7b. CITY, TOWN, OR LOCATION OF DEATH	7c. WITHIN CITY LIMITS (SPECIFY YES OR NO)	7d. HOSPITAL OR OTHER INSTITUTION — NAME (IF NOT IN HOSPITAL, GIVE STREET AND NUMBER)
Davidson	Nashville	Yes	St. Thomas

8. STATE OF BIRTH (IF NOT IN U.S.A., NAME COUNTRY)	9. CITIZEN OF WHAT COUNTRY	10. MARRIED, NEVER MARRIED, WIDOWED, DIVORCED (SPECIFY)	11. SURVIVING SPOUSE (IF WIFE, GIVE MAIDEN NAME)
Tennessee	U. S. A.	Married	Evelyn Thompson

12a. SOCIAL SECURITY NUMBER	12b. SERVICE IN ARMED FORCES (SPECIFY WAR OR DATES OF SERVICE)	13a. USUAL OCCUPATION (GIVE KIND OF WORK DONE DURING MOST OF WORKING LIFE, EVEN IF RETIRED)	13b. KIND OF BUSINESS OR INDUSTRY
	WW II	Book Binder	McQuiddy Printing Co.

14a. RESIDENCE — STATE	14b. COUNTY	14c. CITY, TOWN, OR LOCATION	14d. WITHIN CITY LIMITS (SPECIFY YES OR NO)	14e. STREET AND NUMBER
Tennessee	Davidson	Nashville	Yes	2352 Dennywood Drive

15. FATHER — NAME	16. MOTHER — MAIDEN NAME	17. INFORMANT — NAME	MAILING ADDRESS
Michael Kavenaugh	Jessie Boguskie	Evelyn Kavenaugh	- Same

IF DEATH OCCURRED OUTSIDE OF HOSPITAL, ATTENDED BY PHYSICIAN, AUTHORIZED OFFICIAL SIGN HERE.

PERMIT REQUIRED PRIOR TO TRANSPORTATION OF BODY BY COMMON CARRIER OR REMOVAL FROM STATE.

18a. MEDICAL EXAMINER — CERTIFICATION. SIGNATURE OF THE FACTS OF THE EXAMINATION OF THE BODY AND/OR OF THE INVESTIGATION, IN MY OPINION, DEATH OCCURRED ON THE DATE AND DUE TO THE CAUSE(S) STATED.	TITLE	DATE SIGNED (MONTH, DAY, YEAR)

18b. CERTIFIER — NAME (TYPE OR PRINT)	MAILING ADDRESS (STREET OR R.F.D. NO., CITY OR TOWN, STATE, ZIP)
Fred Goldner, M. D.	1916 Patterson St., Nashville, Tennessee

19a. BURIAL, CREMATION, REMOVAL (SPECIFY)	19b. DATE (MONTH, DAY, YEAR)	19c. CEMETERY OR CREMATORY — NAME	19d. LOCATION — CITY OR TOWN, STATE
Burial	May 27, 1977	Mt. Oliver	Nashville, Tennessee

20. FUNERAL HOME — NAME AND ADDRESS (STREET OR R.F.D. NO., CITY OR TOWN, STATE, ZIP)	REGISTRAR — SIGNATURE	DATE RECEIVED BY LOCAL REGISTRAR
Hibbert & Hailey, Donelson, Tennessee 37214	Marguerite Mc Burnett	MAY 29 77

FORM 128 REV. 1-82

6136407

I hereby certify the above to be a true and correct representation of the record or document on file in this department. This certified copy is valid only when printed on security paper showing the red embossed seal of the Tennessee Department of Health. Alteration or erasure voids this certification. Reproduction of this document is prohibited.

Tennessee Code Annotated 68-3-101 et seq., Vital Records Act of 1977.

6136407

Catherine D. Haralson, RN, BA
STATE REGISTRAR

John J. Dreyzehner, MD, MPH, FACOEM
COMMISSIONER

Date Issued: Aug 15 2013

CERTIFICATION OF VITAL RECORD