(1)

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Teon D. Ragland

,

Davidson County	DEEDQC
Recvd: 12/30/13 08:06	2 pgs
Fees:12.00 Taxes:0.00	
20131230-0130520	

Send Tax Bills To:
Teon D. Ragland
1707 Liberty Bell Way
Louisville, Ky 40215

Map & Parcel No.:
09316037400

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **Shavone E. Ragland n/k/a Shavone Elizabeth Braden** ("Grantors") do hereby quitclaim and convey unto **Teon D. Ragland** ("Grantee"), his heirs its successors and assigns, all of our Grantors' right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Being Lot No. 22 of Block C on the map of Hermitage Addition, of record in Book 57, Pages 42 and 43, Register's Office for said County.

Said Lot No. 22 fronts 50 feet on the westerly side of Decatur Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Willie Lee Murray and wife, Cora Lee Murray from Phil Cohen and wife, Sara K. Cohen by Installment Deed on April 18, 1947, of record in Book 1470, Page 455, Register's Office for Davidson County, Tennessee. The said Willie Lee Murray and wife, Cora Lee Murray, having since died and the said Willie Lee Murray having predeceased Cora Lee Murray, the same property willed to Mrs. Annie Lee Key and Mrs. Mary Ella Pearson by Cora Lee Murray's will of record in Will Book 131, Page 161, Probate Court for Davidson County, Tennessee. Further conveyed to Annie Lee Key from Mary Ella Pearson by QuitClaim Deed on November 13, 1981, of record in Book 5820, Page 272, Register's Office for Davidson County, Tennessee. Further conveyed to Frank S. King Jr. from Annie Lee Key and then to Annie Lee Key and Mary Ella Pearson from Frank S. King, Jr. by QuitClaim Deed on May 6, 1985, of record in Book 6549, Page 648, Register's Office for Davidson County, Tennessee. Further conveyed to Annie Lee Key from Mary Ella Pearson on July 2, 1985, of record in Book 6600, Page 576, Register's Office for Davidson County, Tennessee. Further conveyed to Teon D. Ragland and wife, Shavone E. Ragland from Annie Lee Key on July 15, 2005, of record in Instrument Number 20050715-0082478, Register's Office for Davidson County, Tennessee. Said conveyance was signed by Bonnie F. Ragland as Durable Power of Attorney for Annie Lee Key. Durable Power of Attorney of record in Instrument Number 20050712-0080705, Register's Office for Davidson County, Tennessee.

This is improved property known as **8 Decatur Street (aka 6 Decatur), Nashville, TN 37210**.

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

IN WITNESS WHEREOF, the Grantors have caused this instrument to be executed on this 24th day of December, 2013.

Shavone E. Braden
Shavone E. Braden

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Jennifer R. Pierce, a Notary Public in and for said state and county, **Shavone E. Braden**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office this 12th day of December, 2013.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is **$00.00.**

AFFIANT

Subscribed and sworn to before me, this 12th day of December, 20___.

NOTARY PUBLIC My Commission Expires: 1-6-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My commission expires: 1-6-2015

CARL E. DUNPHY II STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE