BILL GARRETT, Davidson County
Trans:T20140024679 DEEDQC
Recvd: 04/11/14 11:51 5 pgs
Fees:27.00 Taxes:0.00
20140411-0030524

THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **2002 Richard Jones Road, Ste 203A** **Nashville, TN 37215** *No title search was performed in the preparation of this Quitclaim Deed.*	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 10th day of April, 2014. Notary Public My Commission Expires:

SHIRA HUGHES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-11-2017

QUITCLAIM DEED

Address New Owner: Delisea Boyd 3828 Creekbend Drive Nashville, TN 37207	Send Tax Bills To: New Owner	Tax Information: 08208016700

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Tarrance Boyd, Tonita White, Delisea Boyd and Mitchell Boyd, as the only heirs of Jennie Cowan Dennings also known as Jennie E. Dennings** (hereinafter referred to as the "Grantors") do hereby quitclaim, transfer and convey to **Delisea Boyd**, her heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 175 on the Map of F.O. Beazley's McFerrin Addition, of record in Book 57, Page 136, Register's Office for Davidson County, Tennessee. Said Lot No. 175 fronts 50 feet on the westerly side of Myrtle Street and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Jennie Cowan Dennings, sole and separate estate, by deed from Willie Cowan and wife, Jennie Vaughn Cowan, as of record in Book 2490, Page 492, Register's Office for Davidson County, Tennessee. Jennie E. Dennings having died on January 15, 2014 in Davidson County, Tennessee. Jennie E. Dennings having died intestate. Tarrance Boyd, Tonita White, Delisea Boyd and Mitchell Boyd being her only surviving heirs as referenced in Affidavits of Heirship of record in Instrument No. 20140411-0030522 and Instrument No. 20140411-0030523.

Jennie Vaughn Cowan, Jennie Cowan Dennings and Jennie E. Dennings being one and the same person.

This is improved property known as 404 Myrtle Street Nashville, TN 37206.

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4 day of April, 2014.

Tarrance Boyd

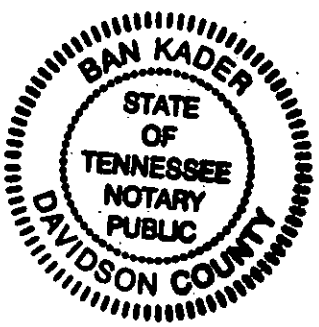
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

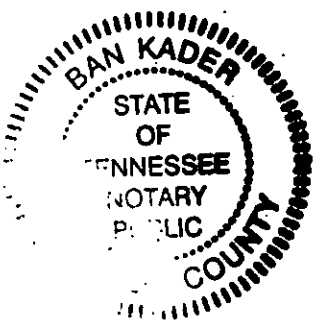
Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Tarrance Boyd, heir of Jennie Cowan Dennings a/k/a Jennie E. Dennings, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4 day of April, 2014.

Notary Public

My Commission Expires: Sept. 11, 2017





IN WITNESS WHEREOF, Grantor has executed this instrument on this 4 day of April, 2014.

Tonita White

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Tonita White, heir of Jennie Cowan Dennings a/k/a Jennie E. Dennings, 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 instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4 day of April, 2014.

Notary Public

My Commission Expires: Nov 3 2015

JOSEPH KEETON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this instrument on this 4 day of April, 2014.

Delisea Boyd

Delisea Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Delisea Boyd, heir of Jennie Cowan Dennings a/k/a Jennie E. Dennings, 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 instrument for the purposes therein contained.

Witness my hand and official seal at office, this 4th day of April, 2014.

Renee Davis

Notary Public

My Commission Expires: May 3, 2016

RENEE DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9 day of April, 2014.

Mitchell Boyd

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Mitchell Boyd, heir of Jennie Cowan Dennings a/k/a Jennie E. Dennings, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9 day of April, 2014.

Notary Public

My Commission Expires: Sept. 9, 2014

CAROLE L. BURKITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY