Box 10-B

BILL GARRETT, Davidson County
Trans:T20140061909 DEEDQC
Recvd: 08/21/14 10:22 2 pgs
Fees:12.00 Taxes:0.00
20140821-0076214

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0-

Melanie R. Brooks
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF AUGUST, 2014.

Lee A. Cohen
Notary Public

MY COMMISSION EXPIRES: May 5, 2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE GRANTOR. NO INDEPENDENT TITLE EXAMINATION WAS PERFORMED NOR OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MAGNOLIA S. DAVIS, ET AL	**SAME**	**059-14-0-019.00**
(NAME) **3910 MALLARD DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **I, MAGNOLIA S. DAVIS, UNMARRIED, FOR THE EXPRESS PURPOSE OF CREATING A TENANCY IN COMMON WITH RIGHT OF SURVIVORSHIP IN THE GRANTEES,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF MY RIGHT, TITLE AND INTEREST, UNTO **LEE A. COHEN, TRUSTEE,** HIS SUCCESSORS AND ASSIGNS, CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 234 on the Plan of Treppard Heights Subdivision of record in Book 2663, Page 64, Register's Office for Davidson County, Tennessee.

Said Lot No. 234 fronts the northerly margin of Mallard Drive 95 feet and measures 369.3 feet on the west side line and 403.5 feet on the east side line and 157 feet along the rear.

Being the same property conveyed to Henry L. Davis et ux Magnolia Davis from Noah Leon Barnes et ux Mary Barnes by deed dated May 29, 1971 of record in Book 4508, page 853, Register's Office for Davidson County, Tennessee. Further, being the same property divested from Henry L. Davis and vested in Magnolia S. Davis (being one and the same as Magnolia Davis) by Final Decree of Divorce of record as Docket No. 02D-418, Fourth Circuit Court for Davidson County, Tennessee of record as Instrument No. 20030712-0097541, Register's Office for Davidson County, Tennessee.

AND NOW, I, the said Lee A. Cohen, Trustee for the express purpose of carrying out the intent of this conveyance do hereby remise, release, and quitclaim unto MAGNOLIA S. DAVIS, MELANIE R. BROOKS, HENRY L. DAVIS, JR., AND KENNETH D. DAVIS, AS TENANTS IN COMMON, WITH RIGHT OF SURVIVORHSIP all of my interest in said property to which reference is hereby made.

This conveyance is subject to such limitations, restrictions and encumbrances as may affect the premises in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property known as **3910 MALLARD DRIVE, NASHVILLE, TN 37218**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 20 day of August, 2014.

Magnolia S. Davis

MAGNOLIA S. DAVIS

Lee A. Cohen, Trustee

LEE A. COHEN, TRUSTEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Magnolia S. Davis**, 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 20 day of August, 2014.

My Commission Expires: **May 5, 2015**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Lee A. Cohen

Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Lee A. Cohen, Trustee,** 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 20th day of August, 2014.

My Commission Expires: **May 5, 2015**

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Deborah J. Cohen

Notary Public