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This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
DJUANA R. WALLACE and **THEODORE WALLACE, WIFE AND HUSBAND**, 337 QUEEN AVE, NASHVILLE, TN 37207

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
07108040500

QUITCLAIM DEED

DJUANA R. WALLACE, married to THEODORE WALLACE and **CLADIE D. SCRUGGS, unmarried and the mother of DJUANA R. WALLACE, AS JOINT TENANTS WITH SPECIFIC RIGHTS OF SURVIVORSHIP**, hereinafter grantors, whose tax-mailing address is **337 QUEEN AVE, NASHVILLE, TN 37207**, without consideration paid, grant and quitclaim to **DJUANA R. WALLACE** and **THEODORE WALLACE, WIFE AND HUSBAND**, hereinafter grantees, whose tax mailing address is **337 QUEEN AVE, NASHVILLE, TN 37207**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

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. 8, QUEEN AVENUE RESUB., RESUBDIVISION OF THE J.B. HAYNES ORIENTAL PLAN, AS OF RECORD IN BOOK 6200, PAGE 625, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF SAID LOT.

True Copy Certification

I, Sherry A. Simon, 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.

Sherry A. Simon
Signature

State of Kansas

County of Johnson

Personally appeared before me, John Kyle Ratliff, a notary public for this county and state, Sherry A. Simon, who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary's Signature

John Kyle Ratliff

My Commission Expires: 07/9/17
Notary's Seal (if on paper)

JOHN KYLE RATLIFF
Notary Public
State of Kansas
My Commission Expires 07/9/17

DERIVATION CLAUSE

BEING THE SAME PROPERTY CONVEYED TO DJUANA R. WALLACE AND CLADIE D. SCRUGGS, AS JOINT TENANTS WITH SPECIFIC RIGHTS OF SURVIVORSHIP BY WARRANTY DEED FROM DAVID BISHOP A/K/A HAROLD DAVID BISHOP AND DAVID BISHOP AS RECORDED 07/02/1997 IN BOOK 10514 AT PAGE 926 AS DOCUMENT 0322267. Commonly Known As: 337 QUEEN AVE, NASHVILLE, TN 37207

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

Executed by the undersigned on Sept 30, 2015:

Djuana R. Wallace
DJUANA R. WALLACE

Cladie D. Scruggs
CLADIE D. SCRUGGS

STATE OF Tenn
COUNTY OF Davidson

The foregoing instrument was acknowledged before me on Sept 30, 2015 by **DJUANA R. WALLACE** and **CLADIE D. SCRUGGS** who are personally known to me or have produced DL Use as identification, and furthermore, the aforementioned persons have acknowledged that their signatures were their free and voluntary act for the purposes set forth in this instrument.

Notary Public

GAIL L. FARLEY
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

COMMISION EXPIRES :08/17/2017

STATE OF KANSAS
COUNTY OF JOHNSON

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

Affiant

Subscribed and sworn to before me, this the 7 **Day of** Oct. **20**15

Notary

JOHN KYLE RATLIFF
Notary Public
State of Kansas
My Commission Expires 7/6/17