THIS INSTRUMENT PREPARED BY: ELIZABETH RYDER SYKES, 150 FOURTH AVENUE, NORTH, SUITE 1820, NASHVILLE, TENNESSEE 37219.

This deed has been prepared based upon information supplied by the Grantor and no independent title search has been conducted.

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Gloria Bernadette Ballard and Gwendolyn Ballard Patton	-- same --	092 01 0 101.00
3802 Whitland Avenue		
Nashville, TN 37205		

Davidson County DEEDQC
Recvd: 11/19/15 15:58 4 pgs
Fees:22.00 Taxes:0.00
20151119-0117624

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, but for the express purpose of making a re-conveyance, I, **GLORIA BERNADETTE BALLARD, PERSONAL REPRESENTATIVE OF THE ESTATE OF HAZEL GLORIA BALLARD**, by these presents, do hereby quitclaim and convey unto **GLORIA BERNADETTE BALLARD and GWENDOLYN BALLARD PATTON**, their successors, heirs and assigns, each as tenants in common, all of the Estate's right, title and interest (which is a one-half (½) interest) in and to the following described property situated in Davidson County, State of Tennessee, described as follows, to-wit:

BEING PART OF BLOCK NO. 23 IN THE UNRECORDED PLAN OF MIDWAY, WHICH IS SITUATED IN THE WESTERN PART OF THE CITY OF NASHVILLE, TENNESSEE, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WEST MARGIN OF HOME STREET, FIFTY FEET SOUTH OF CENTENNIAL AVENUE; RUNNING THENCE SOUTH WITH HOME STREET FIFTY FEET TO A POINT; THENCE AT RIGHT ANGLES 150 FEET TO AN ALLEY; THENCE NORTHERLY FIFTY FEET TO THE HOSALE SOUTHWEST CORNER; THENCE EASTERLY 150 FEET, WITH THE HOSALE LINE, 150 FEET TO THE BEGINNING.

Being the same property conveyed to Hazel Blaine Ballard and Luella Blaine Hill by Affidavit of Heirship of record in Instrument No. 20080219-0015956, Register's Office for Davidson County, Tennessee. (The original deed to this property is of record in Book 1246, page 8, Register's Office for Davidson County, Tennessee.)

The said Hazel Blaine Ballard having died testate on April 14, 2015,and whose probate estate is being administered in the Seventh Circuit Court of Davidson County, Probate Division, Nashville, Tennessee, under Docket No. 15P1044; and

said property having vested in Gloria Bernadette Ballard and Gwendolyn Ballard Patton as the sole heirs of Hazel Gloria Ballard.

Hazel Blaine Ballard and Hazel Gloria Ballard are one and the same person.

Said property is conveyed subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1047 31st Avenue, North, Nashville, Tennessee 37209.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 19 day of November, 2015.

ESTATE OF HAZEL GLORIA BALLARD

BY: Gloria Bernadette Ballard
Gloria Bernadette Ballard,
Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-.

Elizabeth Ryder Sykes
AFFIANT

Sworn to and subscribed before me
this 19TH day of Nov, 2015.

NOTARY PUBLIC

ROBERT A. MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 3-10-2019

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STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, Robert A. Mullins, a Notary Public in and for said County and State, personally appeared **Gloria Bernadette Ballard, Personal Representative of the Estate of Hazel Gloria Ballard**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Nashville, Tennessee on this the 19th day of Nov., 2015.

NOTARY PUBLIC

ROBERT A. MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:

3-10-2019

CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, 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.

Linda Gayle Dillard
Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna Pogue, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Donna Pogue
Notary Public

My Commission Expires: 1-9-2018

