File Box 8

BILL GARRETT, Davidson County
Trans:T20150109667 DEEDQC
Recvd: 12/29/15 14:25 2 pgs
Fees:17.00 Taxes:0.00
20151229-0130699

PREPARED BY (AND RETURN TO):
WILKINS & IVEY
Attorneys-at-Law
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (cwi)
PREPARED FROM UNVERIFIED INFORMATION FURNISHED BY THE PARTIES
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
Jan Baker Pass Lawrence J. Pass 832 Glen Leven Drive Nashville, TN 37204	SAME

TAX MAP-PARCEL NUMBER: 105.05 085.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten Dollars and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Jan Baker Pass and Minna Cook Gioia, as Grantor,** by these presents do hereby transfer, quitclaim and convey unto **Christy W. Ivey, Trustee, Trustee's** successors and assigns, all of **Grantor's** right, title and interest, if any, in and to the following described real property, **To Wit:**

Land in Davidson County, Tennessee, being the southerly 30.6 feet of Lot No. 2 and the northerly 28 feet of Lot No. 3 of the Subdivision of Lot No. 40 in O.B. Hayes Plan of Large Lots, as of record in Book 148, page 433, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Jan Baker Pass and Minna Cook Gioia, as tenants in common, by Warranty Deed from Mary W. Wickware, unmarried, dated March 5, 2004 and recorded March 11, 2004 of record as Inst. No. 20040311-0028302, Register's Office for said County.

Description Reference: Described according to the recorded subdivision plan.

This is improved property, known as: 1403 15th Avenue South, Nashville, TN 37212

And now, I, the said **Christy W. Ivey, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer, quitclaim and convey unto **Jan Baker Pass and spouse, Lawrence J. Pass** as **Grantee, Grantee's** heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

WITNESS THE EXECUTION HEREOF on Dec 21, 2015.

Jan Baker Pass
Jan Baker Pass

Minna Cook Gioia
Minna Cook Gioia

Christy W. Ivey, Trustee

State of Tennessee
County of Davidson

On Dec 21, 2015, before me the undersigned authority, personally appeared **Jan Baker Pass**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee
County of Davidson

On Dec 21, 2015, before me the undersigned authority, personally appeared **Minna Cook Gioia**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee
County of Davidson

On Dec 21, 2015, before me the undersigned authority, personally appeared **Christy W. Ivey**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $-0-.

Affiant

Sworn and subscribed before me on Dec 21, 2015.

Notary Public

My Commission Expires:

DEBBIE MANN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES OCTOBER 13, 2018