QUITCLAIM DEED

The actual consideration or value for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 10th day of February, 2016.

NOTARY PUBLIC
My Commission Expires: 7-2-2018

JANET A. POOL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Davidson County DEEDQC
Recvd: 02/11/16 08:52 3 pgs
Fees:17.00 Taxes:0.00
20160211-0013020

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Thomas Calvin Youree, L.E. Vivian R. Starr & Venetia Henry 605 15th Street Old Hickory, Tennessee 37138	New Owner	053-03-0 / 372.00

FOR IN CONSIDERATION of the sum of TEN and No/100 ($10.00) Dollars, cash in hand paid, and as further instructed by the settlor, **Thomas Calvin Youree** and to vest the Remainder Interest in this property in the daughters of the settlor, Vivian R. Starr, and Venetia Henry, and for other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **LEROY JOHNSTON ELLIS IV**, Trustee, the GRANTOR herein, by these presents do transfer, QuitClaim and convey unto:

THOMAS CALVIN YOUREE , for the remainder of his natural Life, Remainder to **VIVIAN R. STARR** and **VENETIA HENRY** the GRANTEES herein, their heirs, successors and assigns all my right title and interest in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

LAND in Davidson County, Tennessee, Being Lot No. 42, Revised Plan of Section E, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded December 10, 1948, in Book 1424, Page 132, Register's Office for Davidson County, Tennessee, fronting 88.9 feet on Fifteenth Street, and containing 0.78 acre, more or less.

BEING the same property conveyed to THOMAS CALVIN YOUREE and CYNTHIA SUE YOUREE, as Joint Tenants with the Right of Survivorship, by Quitclaim Deed recorded April 15, 2005 in Instrument No. 20050415-0041924, Register's Office for Davidson County, Tennessee. Subsequently, Thomas Calvin Youree having terminated the right of survivorship and vested his individual moiety in Leroy Johnston Ellis, IV, Trustee, by* deed of record as Instrument# 20160209-0012589 Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

*said moiety being ½ of the whole.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property, including the following:

Real Property Taxes and Deed of Trust of Record at Instrument 20130221-0017258 R.O.D.C., TN.

This is improved property known as: 605 15th Street, Old Hickory, Tennessee 37138.

Witness my hand this 10th day of February, 2016.

LEROY JOHNSTON ELLIS, IV

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, a Notary Public in and for said County and State, the within named LEROY JOHNSTON ELLIS, IV, 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 Old Hickory, Tennessee this 10th day of February, 2016.

JANE A. POOL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Jane A. Pool
NOTARY PUBLIC

My Commission Expires: 7-2-2018

QUITCLAIM DEED

From:
Leroy Johnston Ellis, IV

To:
Thomas Calvin Youree, for Life

Remainder to:
Vivian R. Star
Venetia Henry

Property:
605 15th Street
Old Hickory, TN. 37138

This Instrument was Prepared by:

Leroy Johnston Ellis IV
Attorney at Law

3844 Old Hickory Blvd.
Old Hickory Tennessee 37138
(615) 847-2000
www.ljelaw.com

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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.

Leroy Johnston Ellis, IV,
Attorney at Law, BPR #17968

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, Janet A Pool the undersigned, a notary public in the state of Tennessee, personally appeared Leroy Johnston Ellis, IV, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

JANET A. POOL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Janet A. Pool
NOTARY PUBLIC

My Commission Expires: 7-2-2018

This Certificate Prepared by:
Johnny Ellis, Attorney at Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LjeLaw.com