Prepared by:
Steltemeier & Westbrook, PLLC
3326 Aspen Grove, Dr., Suite 604
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BILL GARRETT, Davidson County
Trans:T20160015557 DEEDQC
Recvd: 02/25/16 11:49 2 pgs
Fees:12.00 Taxes:0.00
20160225-0018039

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $00.00.

April L. Wideman
Affiant

D. SHAYNE ADAIR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Subscribed and sworn to before me this 15th day of February, 2016.

Notary Public
My commission expires: 6/24/2018

Address of New Owner:	Send Tax Bills to:	Tax Information:
Lois A. Bland	Lois A. Bland	091-11-0-412.00
5300 Illinois Ave.	5300 Illinois Avenue	
Nashville, TN 37209	Nashville, TN 37209	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **B. J. Jenkins, a married man**, hereinafter referred to as Grantor, by these presents, do hereby quitclaim and convey all of his right, title and interest unto to **Lois A. Bland**, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 1203 of Block No. 178, Plan No. 1, West Nashville, as of record in book 57, Pages 74 and 75, Register's Office for Davidson County, Tennessee.

Said lot No. 1203 fronts 25 feet on the northerly side of Illinois Avenue and runs back between parallel lines, with the westerly margin of 53rd Avenue North, formerly 12th Street, 150 feet to an alley.

Being a portion of the same property conveyed to B. J. Jenkins by Quitclaim Deed from B. J. Jenkins, June 12, 2015, Recorded at Instrument Number 20150612-0055641, Registers office for Davidson County, Tennessee.

Further, being a portion of the same property conveyed to B. J. Jenkins by Quit Claim Deed from H. B. Adams, Jr. and Lois A. Bland, May 29, 2015, recorded May 29, 2015, at Instrument No. 20150529-0049724 Register's Office for Davidson County Tennessee.

Further, being a portion of the same property conveyed to Horace B. Adams and wife Martha E. Adams, on April 5, 1948, recorded April 5, 1948, in Book 1579, Page 193, Register's Office for Davidson County, Tennessee. Martha E. Adams having since died on or about August 2, 1979, leaving Horace B. Adams sole tenant by the entirety. Horace B. Adams died testate August 3, 2001, and said property passed to his devisees, H. B. Adams, Jr. and Lois A. Bland, pursuant to his Last Will and Testament, of record as Instrument Number 20020603-0066621, Registers Office for Davidson County, Tennessee. Probate of the estate of Horace B. Adams was closed by order of the Seventh Circuit Court for Davidson County, Tennessee, on July 22, 2002.

This is improved property known as 5300 Illinois Avenue, Nashville, TN 37209

The subject property was neither the principal residence of the grantor, his spouse, nor any dependent.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

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 23rd day of February, 2016.

B. J. Jenkins

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named, B J Jenkins 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 in the capacity and for the purposes therein contained.

Witness my hand and official seal at office this 23rd day of February, 2016.

Notary Public

My commission expires: 6/24/2018

D. SHAYNE ADAIR
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAMINATION WAS MADE.