QUITCLAIM DEED	Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.

BILL GARRETT, Davidson County
Trans:T20160042712 DEEDQC
Recvd: 05/20/16 15:21 5 pgs
Fees:27.00 Taxes:0.00
20160520-0050938

THIS INSTRUMENT WAS PREPARED BY:
Manson Johnson Conner, PLLC, 215 2nd Ave North, Nashville, TN 37201

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Corey J. Evans 1917 Formosa Street Nashville, TN 37208	Corey J. Evans 1917 Formosa Street Nashville, TN 37208	081 15 0 132.00

THIS INDENTURE, Made the 18th day of May, 2016, between **Leon Augustus Deaderick III, Myshia LaNese Deaderick, Shaunna O'Neil Deaderick, Cory J. Evans, and James Everett Owens III,** as party or parties of the first part, hereinafter called Grantor, and **Corey J. Evans,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of his right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

Being Lot No. 64 on the Map of J. M., T. J. and G .W. Harding's Addition, as of record in Book 21, page 80, Regiter's Office for said County.

Said Lot No. 64 fronts 50 feet on the southeasterly side of Formosa Street and runs back between parallel lines along the easterly margin of 21st Avenue North, formerly Estrella Street, 150 feet to an alley.

Being the same property conveyed to Phil Cohen and wife, Sara K. Cohen by deed from George H. Gordon and wife, of record in Book 1757, page 365, said Register's

Office.

Being the same property conveyed to Marquentas A. Deaderick and Deborah A. Smith by will, Document WB-20120217-0014224.

Being the same property conveyed to Corey J. Evans by quit claim deed, Instrument No. 20131230-0130915.

Being the same property conveyed by will under Case No. 11P1841 in the Davidson County Probate Court, Nashville, TN, wherein said will devises 75% of the property to Marquentas A. Deaderick and Deborah A. Smith, and 25% of the property to Leon Augustus Deaderick III, Myshia LaNese Deaderick, Shaunna O'Neil Deaderick, Corey J. Evans, and James Everett Owens III.

This property is commonly known as **1917 Formosa Street, Nashville, TN 37208** with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

IN WITNESS WHEREOF, the Grantors have signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantors.

Leon Augustus Deaderick III

Myshia LaNese Deaderick

Shaunna O'Neil Deaderick

Cory J. Evans

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 18th day of May, 2016, before me personally appeared, **Leon Augustus Deaderick III, Myshia LaNese Deaderick, Shaunna O'Neil Deaderick, and Cory J. Evans**, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 18th day of May, 2016.

Notary Public

My Commission Expires: 5/8/17

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017

James Everett Owens III

STATE OF Maryland)
COUNTY OF Baltimore)

On this 19th day of May, 2016, before me personally appeared, **James Everett Owens III**, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Adonia Financial this 19th day of May, 2016.

Notary Public

My Commission Expires: Oct 31, 2018

ALEXANDRA MOTA
Notary Public
Baltimore County
Maryland
My Commission Expires Oct. 31, 2018

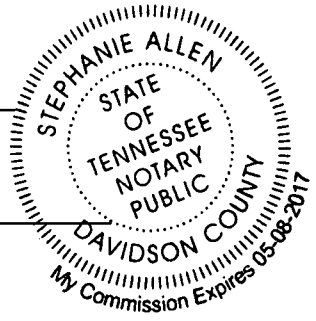
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $10.00

AFFIANT

Notary Public

My Commission Expires: 5/8/17



Certificate of Authenticity

I, John R. Manson 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.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Stephanie Allen, a notary public for this county and state, John R. Manson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/8/17

Notary's Seal (if on paper)

