QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 06/14/16 14:35 3 pgs
Fees:17.00 Taxes:0.00
20160614-0060276

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.

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

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Shamar Dillard & Melnee Ransom 2621 Jones View Drive Nashville, TN 37207	Shamar Dillard & Melnee Ransom 2621 Jones View Drive Nashville, TN 37207	060 16 0 314.00

THIS INDENTURE, Made the 3rd day of June 2016, between **Shamar Dillard and Romonte Phillips** as party or parties of the first part, hereinafter called Grantor, and **Sharmar Dillard and Melnee Ransom, as tenants in common,** 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. 12 on the Plan of Jones Village of record in Book 6250, page 861 Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate description.

Being the same property conveyed Loretta B. phillips in Book 74102 Page 462 or record in the Register's office for Davidson County Tennessee. The said Loretta B. Phillips having since died leaving her children Shamar Dillard and Romonte phillips as her sole hiers at law.

This property is commonly known as **2621 Jones View Drive, Nashville TN 37207** with all the

rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Shamar Dillard

Romonte Phillips

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value whichever is greater, for this transfer is $.0.00

AFFIANT

Notary Public

My Commission Expires: 05-08-2017

ANDRE P. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2017

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

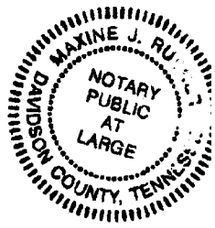
On this 31 day of June, 2016, before me personally appeared, **Shamar Dillard and Romonte Phillips**, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 31 day of June, 2016.

Notary Public

My Commission Expires: 05-08-2017

ANDRE P. JOHNSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-08-2017



Certificate of Authenticity

I, Jennifer Chandler-Cole 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, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler-Cole 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: 01-06-2020