This instrument prepared by:
Leila H. Hansen, Esq.
9041 S. Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

Davidson County DEEDQC
Recvd: 09/19/16 13:53 4 pgs
Fees:22.00 Taxes:0.00
20160919-0098353

(4)021296089-36354464

QUITCLAIM DEED

TITLE OF DOCUMENT

ADDRESS NEW OWNER AS FOLLOWS:	**MAIL TAX STATEMENT TO:**	**MAP PARCEL NUMBERS:**
Bessie J. Harper	Bessie J. Harper	Map/Parcel:
4104 Saunders Avenue	4104 Saunders Avenue	06110013100
Nashville, TN 37216	Nashville, TN 37216	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Bessie J. Harper, who acquired title incorrectly as Bessie H. Harper, a widower, and surviving spouse of Bobby Joe Harper, as per attached certified copy of Certificate of Death,** by these presents do hereby quitclaim and convey unto the said **Bessie J. Harper, an unmarried woman**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to correct titleholder's middle initial and remove deceased titleholder.

This is unimproved ( ) property known as 4104 Saunders Avenue, Nashville, Tennessee 37216
Improved (X)

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.

(Attached to and becoming a part of Quitclaim Deed dated August 31, 2016, between Bessie J. Harper, who acquired title incorrectly as Bessie H. Harper, a widower, and surviving spouse of Bobby Joe Harper, as per attached certified copy of Certificate of Death, as Seller(s) and Bessie J. Harper, an unmarried woman, as Purchaser(s).)

Witness our hand this 31 day of August, 2016, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Bessie J. Harper by Richard Allen Harper as Attorney-in-fact

Bessie J. Harper,
by Richard Allen Harper, as Attorney-in-Fact

WADE RAY CONWAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-14-2017

ACKNOWLEDGMENT

STATE OF TN)

COUNTY OF DAVIDSON) ss

Personally appeared before me, WADE RAY CONWAY, a Notary Public in and for said County and State, **Richard Allen Harper, as Attorney-in-Fact for Bessie J. Harper** the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at 4104 SAUNDERS AVE NASHVILLE TN 37216 this 31 day of August, A.D., 2016.

NOTARY STAMP/SEAL

WADE RAY CONWAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-14-2017

NOTARY PUBLIC

Notary Commission Expires: _____

AFFIDAVIT OF VALUE

STATE OF TN)

COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that to the best of affiants knowledge, Information, and belief, the actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code 67-4-409(a)(4).

Subscribed and sworn to before me this the 31 day of August, 2016.

(Affix Seal)

Bessie J. Harper by Richard Allen Harper as Attorney-in-fact

Affiant

Notary Public Wade Ray Conway

My Commission Expires: _____

WADE RAY CONWAY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY My Commission Expires 05-14-2017

EXHIBIT "A"
LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 27 ON THE PLAN OF MAPLEWOOD HEIGHTS SUBDIVISION, AS OF RECORD IN BOOK 547, PAGES 77 AND 78, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 27 FRONTS 100 FEET ON THE EAST SIDE OF SAUNDERS AVENUE AND RUNS BACK BETWEEN PARALLEL LINES 300 FEET TO THE WESTERLY LINE OF THE RIGHT-OF-WAY OF THE L & N RAILROAD.

Being the same property conveyed to Bobby Joe Harper and wife, Bessie H. Harper by Deed from Thelma Maddox of record in Book 4446, Page 346, said Register's Office.

True Copy Certification

I, John Janeway, 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 – John Janeway

State of MICHIGAN

County of WAYNE

Personally appeared before me, Thomas S. Buxton, a notary public for this county and state, John Janeway who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature – Thomas S. Buxton

My Commission Expires: February 4, 2020
Notary Seal (if on paper)

THOMAS S. BUXTON
Notary Public, State of Michigan
County of Genesee
My Commission Expires Feb. 04, 2020
Acting in the County of WAYNE