BILL GARRETT, Davidson County
Trans:T20170013056 DEEDQC
Recvd: 02/13/17 12:29 8 pgs
Fees:42.00 Taxes:0.00
20170213-0014818

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00

Valencia D. Howard
Affiant

Subscribed and sworn to before me, this the 8 day of December, 2016.

Notary Public
My commission expires: 9/10/2018

THOMAS J DRAKE JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN.

This instrument prepared by
JOE VAULX CROCKETT, III, ESQ.
Suite 1050 American Center
3100 West End Avenue
Nashville, Tennessee 37203

Address New Owner:	**Send Tax Bills To:**	**Map/Parcel No.**
Valencia Denise Howard 1610 Ashton Avenue Nashville, Tennessee 37218	Same	Map 092 Parcel 10-0-060.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, EULIS BROWN, HOWARDIA JOHNSON, JAMES JOHNSON, and TONIA JONES ("GRANTORS") have bargained and sold, and by these presents do hereby quitclaim, transfer, and convey unto VALENCIA DENISE HOWARD ("GRANTEE") all of GRANTORS' interest in and to that real estate in Nashville, Davidson County, Tennessee, being described more particularly in Exhibit A, attached hereto and incorporated herein by reference, together with all right, title, and interest of GRANTORS in and to any easements, alleyways, streets, and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (the "Property").

This is improved property located at 407 31st Avenue North, Nashville, TN 37209

Whenever used herein, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. GRANTORS acknowledge and affirm that they and GRANTEE are the sole heirs of Madelon Loveta Johnson Brown ("Decedent") who died testate on November 3, 2013. Decedent bequeathed the Property to GRANTEE by Last Will and Testament dated July 10, 1992 (the "Will"), a copy of the Will is attached hereto as Exhibit B. This Quitclaim Deed is executed in order to fulfill the intention of the Decedent as expressed in her Will.

SIGNATURE PAGE
QUITCLAIM DEED

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand this 9th day of December, 2016.

Eulis D Brown
Eulis Brown

Date: 12-09-16

Address: 301-Hart Ln.
Nashville, TN 37207

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eulis Brown, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of December, 2016.

Notary Public
My Commission Expires: 9/10/2018

THOMAS J DRAKE JR
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

SIGNATURE PAGE
QUITCLAIM DEED

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand this 8th day of December, 2016.

Howardia Johnson
Howardia Johnson

Date: 12-8-16

Address: 4073 1st ave N
Nashville TN 37209

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Howardia Johnson, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 8th day of December, 2016.

Thomas J. Graves
Notary Public
My Commission Expires: 7.8.2018

THOMAS J. GRAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

SIGNATURE PAGE
QUITCLAIM DEED

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand this 9th day of December, 2016.

James S. Johnson
James Johnson by: Eulis D Brown POA

Date: 12-09-16

Address: 301 Hart Ln.
Nashville, TN 37207

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, James Johnson, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of December, 2016.

Notary Public
My Commission Expires: 9/10/2018

THOMAS J DRAKE JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

[Acknowledgement for power of attorney:]
STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Eulis Brown, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of James Johnson and who acknowledged that such person executed the same as the free act and deed of James Johnson.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of December, 2016.

Notary Public
My Commission Expires: 9/10/2018

THOMAS J DRAKE JR NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

SIGNATURE PAGE
QUITCLAIM DEED

IN WITNESS WHEREOF, GRANTOR has hereunto set its hand this 1st day of February, 2017.

Tonia Jones

Tonia Jones

Date: 2-1-17

Address: 711 Brookline 45402
Dayton Ohio 45402

STATE OF Ohio
COUNTY OF Montgomery

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Tonia Jones, the within named Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who made oath that the statements contained in the foregoing Affidavit are true of Affiant's own knowledge and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Trotwood, Ohio, this 1st day of February, 2017.

Felicia Weatherspoon

Notary Public
My Commission Expires: July 2, 2019

NOTARY PUBLIC
STATE OF OHIO

FELICIA J. WEATHERSPOON, Notary Public
In and for the State of Ohio
My Commission Expires July 2, 2019

PROPERTY DESCRIPTION
407 31st Avenue North, Nashville, TN 37209

Land in Davidson County, Tennessee, being the northerly 36 feet of lot No. 10 and the southerly 5 feet of lot No. 12 on the map of Charlotte Heights, as of record in Book 57, Page 169, Register's Office for said County. Said parts of lots Nos. 10 and 12 front together 41 feet on the westerly side of 31st Avenue North, formerly Royal Avenue, and extend back between parallel lines 145 feet to an alley.

Being the same property conveyed to Madelon Johnson Brown by Quit Claim Deed of record in Book 10738, Page 151, in the Register's Office of Davidson County, Tennessee. The said Madelon Johnson Brown has since died. Madelon Johnson Brown and Madelon Loveta Johnson Brown (the above-described Decedent) are one and the same person.

Also, see affidavit of heirship recorded as Instrument # 20170213-0014817, R.O.D.C., TN.

EXHIBIT A

LAST WILL AND TESTAMENT
OF
MADELON LOVETA JOHNSON BROWN

I, **MADELON LOVETA JOHNSON BROWN**, residing in Nashville Davidson County, State of Tennessee, hereby publish and declare this to be my Last Will and Testament, and I revoke all former wills and Codicils made by me.

I

I direct that all of my just debts, my funeral expenses, and the cost of administration of my estate be paid out of my general estate by my Executor as soon as practical after my death. To this end, I authorize my Executor to Collect all benefits from the following insurance Companies: Physicial Mutual, Mutual of Omaha (790506-24-M), Universal Life and Mutual of Omaha (592404-8-2-M). I direct my Executor to pay all estate, inheritance succession, and other death taxes that may be payable by, or chargeable against, my estate.

II

All the rest, residue and remainder of the property which I may own at the time of death, real, personal and mixed, of whatsoever nature and wheresoever situated, including all property which I may acquire or become entitled to after the execution of this will, I give, devise and bequeath to my daughter, Valencia Denise Howard, who resides at 407 31st Avenue North, to be her absolutely.

III

I nominate and appoint my daughter, Valencia Denise Howard, Executor of this Last Will and Testament, to serve without bond. I hereby waive the filing of an inventory or accounting of my estate.

IV

After my death I request the following, that I be Cremated and my remains be delivered to Executor.

V

IN WITNESS WHEREOF, I have hereunto set my hand this 10th day of July 1992, and do publish and declare this as my Last Will and Testament, in the presence of each and all of the subscribing witness whom I have requested to act as such by signing the Attestation Clause and Affidavit below pursuant to the provisions of T.C.A Section 32-2-110.

Madelon Loveta Johnson Brown
MADELON LOVETA JOHNSON BROWN

The said **MADELON LOVETA JOHNSON BROWN**, being of sound mind and disposing memory, signed the foregoing instrument in our presence, as and for said Last Will and Testament, and signified and declared to us that the same was said Last Will and Testament; and we the undersigned, being so requested, and in the sight and presence of the maker, and in the sight and presence of each other, have subscribed our name hereto as attesting witnesses the day and date above written.

James G. Corley RESIDING AT 1533 Rosedale Ave Nashville, TN 37209

Joseph L. Perry RESIDING AT 1608-H 32nd Ave. No. Nashville TN

EXHIBIT B

STATE OF TENNESSEE
COUNTY OF DAVIDSON

We the undersigned, being first duly sworn, make oath that **MADELON LOVETA JOHNSON BROWN**, on the day and date above written, declared and signified to us that the foregoing instrument was said Last Will and Testament; that the maker then signed said instrument in our sight and presence; that we, at said request and in the sight and presence of the maker, and in the sight and presence of each other, then subscribed our name hereto as attesting witnesses; that at the time of the execution the maker was more than eighteen years of age, of sound mind and disposing memory, and did not appear under any undue influence; and that the undersigned, each being more that eighteen years of age, make and sign this affidavit at the maker's request on the day and date above written.

Sworn to and subscribed before me,
this 10th day of July, 1992

Carey L. Wallace

NOTARY PUBLIC

MY COMMISSION EXPIRE: Sept. 24, 1994