Prepared by:
Cain & Associates, PLLC
1105 Crossroads Blvd Ste. 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0

Affiant

Subscribed and sworn to before me, this ____ day of February, 2017.

Notary Public
My commission expires: 1-24-21

Address of New Owner:	Send Tax Bills to:	Tax Information
Elaine Haskins	New Owner	091-08-0-110.00
1012 42nd Ave. N.		
Nashville, TN 37209		

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Mary Elizabeth Mitchell,** hereinafter referred to as Grantor(s), has bargained and sold, and does hereby convey, remise, release, and forever quitclaim unto **Elaine Haskins and Jamaal Haskins,** Grantee(s), its successors and assigns, of a certain tract or parcel of land in Rutherford County, State of Tennessee, described as follows:

Being Lot No. 89 on the map of L.H. Davis' Subdivision of Lot No. 41 of the Clifton Plan of lots, of record in Plat Book 57, Page 100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description. Said Lot No. 89 fronts 50 feet on the east side of 42nd Avenue North, formerly Woodard Avenue and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Elaine Marie Haskins and Jamaal Donte Haskins, as Tenants in Common with Right of Survivorship, by Quitclaim Deed from Elaine Marie Taylor Haskins, Phyllis Denise Taylor Cartwright and Latanya Yvonne Taylor Buchanan, being the sole heirs at law of Howard E. Taylor, deceased, dated September 9, 2015 of record in Instrument No. 20150909-0091624, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Howard Taylor and Mary Taylor as tenants in common by deed dated April 17, 1947 from First Federal Savings and Loan Association of Nashville, in Book 1470, Page 367, Register's Office for Davidson County, Tennessee. Also, being the same property where Howard Taylor conveyed a life estate in the subject tract to Mary Taylor by Quitclaim Deed dated December 29, 1983 of record in Book 6203, Page 342, Register's Office for Davidson County, Tennessee.

Also, being the same property conveyed to Mary Lee Taylor by Quitclaim Deed from Howard Taylor dated June 18, 1984 of record in Book 6318, Page 97, Register's Office for Davidson County, Tennessee. Also, being the same property where one-half undivided interest was conveyed to Howard Taylor from Mary Lee Taylor, who reserved a life estate, by Quitclaim Deed dated October 8, 1984 of record in Book 6453, Page 704, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Howard E. Taylor and wife, Mattie M. Taylor by Quitclaim Deed dated July 11, 1997 of record in Book 10538, Page 216, Register's Office for Davidson County, Tennessee.

Regarding the one-half undivided interest held by Howard E. Taylor and wife, Mattie M. Taylor, the said Mattie M. Taylor having since died on or about February 2, 2015 leaving Howard E. Taylor as the surviving tenant by the entirety. The said Howard E. Taylor a/k/a Howard Eugene Taylor having then died on or about March 2, 2015 leaving as sole heirs at law Elaine Mare Taylor Haskins, Phyllis Denise Taylor Cartwright, and Latanya Yvonne Taylor Buchanan as evidenced by the Affidavit of Heirship as to the Heirs at Law of Howard Eugene Taylor of record in Instrument No. 20150901-0088666, Register's Office for Davidson County, Tennessee. The Last Will and Testament of Howard E. Taylor is attached to the Quitclaim Deed of record in Instrument No. 20150909-0091624, Register's Office for Davidson County, Tennessee.

Regarding the one-half undivided interest and the life estate held by Mary Lee Taylor (a/k/a Mary Taylor), both interests are held by Mary Lee Taylor.

The said Mary Lee Taylor having since died on December 8, 1974 in Davidson County, Tennessee devising the one-half undivided interest in the property to her only living heir, Mary Elizabeth Mitchell. For further evidence please see Affidavit of Heirship recorded on 3.9.17, 2017 in Instrument Number 20170309.0023230, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20170020241 DEEDQC
Recvd: 03/09/17 08:31 2 pgs
Fees:12.00 Taxes:0.00

20170309-0023231

The said Mary Elizabeth Mitchell having conveyed her interest in the described property to Elaine Haskins and Jamaal Haskins by Quitclaim Deed recorded on 3.9.17, 2017 in Instrument Number 20170309. 0029231, Register's Office for Davidson County, Tennessee.

Being also known as **1012 42nd Avenue North, Nashville, Tennessee 37209.**

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises. This deed was prepared with information obtained from the Grantees. No title search was performed prior to preparation and recording of this deed.

WITNESS my hand this _____ day of February, 2017.

Mary Elizabeth Mitchell Norma Jean Matthew

Mary Elizabeth Mitchell by Norma Jean Matthews, her Attorney in fact

STATE OF TENNESSEE **COUNTY OF** Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named, **Norma Jean Matthews**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained as the free act and deed of the said **Mary Elizabeth Mitchell** and for the purposes therein contained by virtue of Power-of-Attorney duly executed by the said **Mary Elizabeth Mitchell,** and appearing of record in Instrument No. 20170309. 0023229, of the Register's Office of Davidson County, Tennessee.

Witness my hand, at office, this 27 day of February, 2017.

Notary Public

My commission expires: 1-24-21

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD