THIS INSTRUMENT PREPARED BY: ELIZABETH RYDER SYKES, 150 FOURTH AVENUE, NORTH, SUITE 1820, NASHVILLE, TENNESSEE 37219.

This deed has been prepared based upon information supplied by the Grantor and no independent title search has been conducted.

ADDRESS NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NOS.
Milton Ayers, Delores Harding, Rochelle Braden Walker and William Hill	– same --	071 04 0 232.00
2604 Oakwood Avenue		
Nashville, TN 37207		

Davidson County DEEDQC
Recvd: 03/20/17 12:18 3 pgs
Fees:17.00 Taxes:0.00
20170320-0026871

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, but for the express purpose of making a conveyance, I, **MILTON AYERS, PERSONAL REPRESENTATIVE OF THE ESTATE OF ALICE ESTELLA HILL**, by these presents, do hereby quitclaim and convey unto **MILTON AYERS**, a one-fourth (1/4) undivided interest; unto **DELORES HARDING**, a one-fourth (1/4) undivided interest; unto **ROCHELLE BRADEN WALKER**, a one-fourth (1/4) undivided interest; and unto **WILLIAM HILL**, a one-fourth (1/4) undivided interest, their successors, heirs and assigns, each as tenants in common, of the Estate's right, title and interest in and to the following described property situated in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 15 on the Plan of Shepardwood Subdivision, Section 1, of record in Book 4175, pages 82 and 83, Register's Office for Davidson County, Tennessee, reference to which plan is hereby made for a more complete description.

Being the same property conveyed to Fred D. Hill and wife, Alice E. Hill, by Warranty Deed from C. H. Briley, Jr., Trustee, of record in Book 4485, page 662, Register's Office for Davidson County, Tennessee.

The said Fred D. Hill died and said property vested in his wife, Alice E. Hill. The said Alice E. Hill having died on October 20, 2016,and whose probate estate is being administered in the Seventh Circuit Court of Davidson County, Probate Division, Nashville, Tennessee, under Docket No. 17P111.

Alice E. Hill and Alice Estella Hill are one and the same person.

Said property is conveyed subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2604 Oakwood Avenue, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, we have hereunto set our hands on this the 9th day of March, 2017.

ESTATE OF ALICE ESTELLA HILL

BY: Milton Ayers
Milton Ayers, Personal Representative

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $ -0-.

Elizabeth Ryder Sykes
AFFIANT

Sworn to and subscribed before me
this 30th day of March, 2017.

Linda Gayle Dillard
NOTARY PUBLIC

LINDA GAYLE DILLARD
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Comm. Expires January 9, 2018

My Commission Expires: _____

* * * * * * * * * * * * * * * * *

STATE OF MISSISSIPPI)
COUNTY OF HINDS)

Before me, Helen Morgan, a Notary Public in and for said County and State, personally appeared **Milton Ayers, Personal Representative of the Estate of Alice Estella Hill**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand, at office in Jackson, Mississippi on this the 9th day of March, 2017.

Helen Morgan
NOTARY PUBLIC

STATE OF MISSISSIPPI
HELEN MORGAN
ID No 7375
NOTARY PUBLIC
Comm Expires March 21, 2020
HINDS COUNTY

My Commission Expires:
3-21-20

CERTIFICATE OF AUTHENTICITY

I, Linda Gayle Dillard, 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.

Linda Gayle Dillard
Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Donna Pogue, a notary public for this county and state, **Linda Gayle Dillard**, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Donna Pogue
Notary Public

My Commission Expires: 1-9-2018

