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.
William Hill	– same --	071 04 0 232.00
2604 Oakwood Avenue		
Nashville, TN 37207		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of no monetary consideration, but for the express purpose of making a conveyance, I, **MILTON AYERS,** by these presents, do hereby quitclaim and convey unto **WILLIAM HILL**, his successors, heirs and assigns, all of my right, title and interest (which is a one-fourth undivided 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 Milton Ayers, Delores Harding, Rochelle Braden Walker and William Hill by Quitclaim Deed from Milton Ayers, Personal Representative of the Estate of Alice Estella Hill, of record in Instrument No. 20170320-0024871 Register's Office for Davidson County, Tennessee

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.

Davidson County DEEDQC
Recvd: 03/21/17 11:59 3 pgs
Fees:17.00 Taxes:0.00
20170321-0027455

Milton Ayers
MILTON AYERS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Elizabeth Ryder Lyles
AFFIANT

Sworn to and subscribed before me
this 20th day of March 2017.

Linda Gayle Sheppard
NOTARY PUBLIC

GAYLE SHEPPARD NOTARY PUBLIC STATE OF TENNESSEE 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,** 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

