This Instrument Prepared by & Return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Davidson County	DEEDQC
Recvd: 03/29/17 10:00	2 pgs
Fees:12.00 Taxes:0.00	
20170329-0030392	

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Grace Taylor** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Joe McGee,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 15 on the Plan of Fisk Park, of record in Book 2331, Page 114, Register's Office for said County.

SAID Lot No. 15 fronts 50 feet on the westerly side of Underwood Street and runs back between lines 124.4 feet on the northerly line and 124.6 feet on the southerly line to the Right-of-Way of the Tennessee Central Railroad, on which it measures 50 feet.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Affidavit of Heirship of record at Instrument Number 20170329 0030356 in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 3rd day of ~~January~~ March, **2017.**

Grace Taylor
Grace ~~Taylor~~

STATE OF Ohio
COUNTY OF Lorain

Personally appeared before me, a Notary Public in and for said state and county, **Grace Taylor** , with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3rd day of ~~January~~ March, **2017.**

Freddie M. Springfield, Esq.
NOTARY PUBLIC

MY COMMISSION EXPIRES: Lifetime

For recording information only

STATE OF Tennessee
COUNTY OF Davidson

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is $ 0 .

AFFIANT

SUBSCRIBED AND SWORN before me this the 28th day of ~~January~~ March, **2017.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7.3.17

PROPERTY ADDRESS:	**2417 Underwood St, Nashville, TN 37208**
TAX PARCEL NO.:	**08114016000**
PROPERTY OWNER:	Joe McGee
OWNER'S ADDRESS:	**2417 Underwood St, Nashville, TN 37208**
MAIL TAX BILLS TO:	Owner at Owner's Address

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Ashlee D Page, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019