BILL GARRETT, Davidson County
Trans:T20170030921 DEEDQC
Recvd: 04/12/17 12:36 3 pgs
Fees:17.00 Taxes:0.00
20170412-0035847

This instrument prepared by:
Sherrard & Roe, PLC (LRK)
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Nos.
Ayanna Jahnee Spaulding 2415 Pafford Drive Nashville TN 37206	SAME	08116007700

FOR AND IN CONSIDERATION of Ten Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, and for the purpose of conveying real property out of a guardianship to a beneficiary under a will probated on December 2, 2009 as File No. 09P-1722, said beneficiary having reached the age of majority, I, JANYNE A. STEELE, as Guardian for Ayanna Jahnee Spaulding (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey all of my right, title and interest (which is an undivided 50% interest) in and to the following described property to AYANNA JAHNEE SPAULDING, unmarried (hereinafter referred to as the "Grantee"), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described as follows:

See Exhibit "A" attached hereto.

This is known as improved property known as 1505 12th Avenue North, Nashville, Tennessee.

IN TESTIMONY WHEREOF, GRANTOR has executed this deed as of the 12 day of April, 2017.

Janyne A. Steele
JANYNE A. STEELE, Guardian
for Ayanna Jahnee Spaulding, a minor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared JANYNE A. STEELE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who upon oath acknowledged that she is the Guardian for Ayanna Jahnee Spaulding, the within named bargainor, and who further acknowledged that she executed the within instrument for the purposes therein contained by signing her name as Guardian for Ayanna Jahnee Spaulding.

Witness my hand and seal, at office in Nashville, Tennessee, this 12 day of April, 2017.

SARA WEEDMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Sara Weedman
Notary Public

My Commission Expires:

9/11/17

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer of property is $0 and no other monetary consideration.

Janyne A. Steele
AFFIANT

Sworn to and subscribed before me
this 12 day of April, 2017.

Sara Weedman
Notary Public

My Commission Expires:
9/11/17

SARA WEEDMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires SEPT. 11, 2017

Exhibit "A"
Property Description

Land in the County of Davidson, State of Tennessee, and more particularly described as follows: Being the easterly 30 feet front and the easterly 45 feet rear and the southerly 96 feet, more or less, of Lot No. 170 on the Plan of McGavock and Wetmore and others 2nd Addition of record in Book No. 21, page 41, Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 170 begins at the corner of a stone wall in the westerly margin of 12th Avenue North and the original easterly corner of said Lot No. 170; running thence with the westerly margin of 12th Avenue North, S 38 deg. 10' W, 30 feet to an iron pin; thence N 47 deg. W 95 feet, 4 inches to an iron pin; thence N 41 deg. 30' E, 45 feet to an iron pin in the easterly lot line of said Lot No. 170; thence with said easterly lot line S 36 deg. 15' E, 97 feet to the point of beginning, described according to a survey and plat made by Norris H. Hickerson, Surveyor, May 6, 1950.

Being the same interest in the property conveyed to Janyne A. Steele, as Guardian for Ayanna Jahnee Spaulding, a minor, by deed from Janyne A. Steele, Administrator, Estate of Jenise Renee Smith, of record at Instrument No. 20101006-0080215, Register's Office for Davidson County, Tennessee.