BILL GARRETT, Davidson County
Trans:T20170030921 DEEDQC
Recvd: 04/12/17 12:36 3 pgs
Fees:17.00 Taxes:0.00
20170412-0035848

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	08107005100

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 Spaulding (hereinafter referred to as the "Grantor"), do hereby quitclaim, transfer and convey all of my right, title and interest in and to the following described property to AYANNA JAHNEE SPAULDING, unmarried (hereinafter referred to as the "Grantee"), said property being a certain tracts or parcels 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 2020 15th 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 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 Spaulding, and who further acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee, 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

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 Lot No. 9 in A. Y. Stevens' Subdivision of Lot No. 16 of Owen's Buena Vista Plan, as of record in Book 57, page 129, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the easterly side of 15th Avenue North, formerly Webster Street, and runs back between parallel lines 135 feet to an alley.

Being the same property conveyed to Janyne A. Steele, as Guardian for Ayanna Spaulding, a minor, by deed from Janyne A. Steele, Administrator, c.t.a. Estate of Jenise Renee Smith, of record at Instrument No. 20101006-0080214, Register's Office for Davidson County, Tennessee.