BILL GARRETT, Davidson County
Trans:T20170044713 DEEDQC
Recvd: 05/25/17 13:49 3 pgs
Fees:22.00 Taxes:0.00
20170525-0052295

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, Tennessee 37208

ADDRESS OF NEW OWNER:
Helen R. Houston and
Laurine D. Houston
P.O. Box 280268
Nashville, TN 37228

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
081 11 0 130.00
081 11 0 131.00

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, and for the purpose of re-conveying our property to establish a joint tenancy with rights of survivorship between HELEN R. HOUSTON and LAURINE D. HOUSTON, we, HELEN R. HOUSTON and LAURINE D. HOUSTON, (single individuals) GRANTORS, do hereby quitclaim and convey unto Patricia Smith, Trustee, all of our rights, title and interest in the following described tracts or parcels of land in Davidson County, Tennessee, to wit:

Tract I:

LAND in Davidson County, Tennessee, being Lot No. 48 on the plan of S.A. Champion's Subdivision of certain lots in the Harding Addition, as of record in Book 161, Page 132, Register's Office for said County. Said Lot No. 48 fronts 50 feet on the southerly side of Osage Street and runs back between parallel lines 150 feet to an alley.

BEING the same property conveyed to Henry Ewing Houston and wife, Ruth Houston, by deed from W.P. Shwab and S.D. Harrison of record in Book 2102, Page 195, Register's Office for Davidson County, Tennessee; The said Ruth Houston having since died and the same property reconveyed to Henry Ewing Houston and Helen R. Houston by deed from Edward T. Kindall, Trustee, of record in Book 6238, Page 824, Register's Office for Davidson County, Tennessee; **THE** said Henry Ewing Houston having died Testate and in accordance with his Last Will & Testament and the laws of intestate succession his one-half (1/2) interest vested in Helen Ruth Houston, Laurine D. Houston and Pearlette Houston as evidenced by Affidavit of Inheritance/Heirship of record as Instrument #20170314-0024945, Register's Office for Davidson County, Tennessee; **AND** the same property conveyed to Helen Ruth Houston by Pearlette Houston of record as Instrument #20170512-0047284, Register's Office for Davidson County, Tennessee.

This is improved property known as 2103 Osage Street, Nashville, TN 37208

Tract II:

LAND in Davidson County, Tennessee, being Lot No. 47 on the map of S.A. Champion's Subdivision, as of record in Book 161, Page 132, Register's Office for said County.

SAID Lot No. 47 fronts 50 feet on the southerly side of Osage Street and runs Back between parallel lines, with the westerly margin of 21st Avenue, North, formerly Estrella Street, 160 feet to an alley.

BEING the same property conveyed to Helen Ruth Houston, by deed from Arthur H. Heard and wife, Laverne Heard, of record in Book 3786, Page 327, Register's Office for Davidson County, Tennessee.

This is improved property known as 1625 21st Avenue, North, Nashville, TN 37208

Helen Ruth Houston and Helen R. Houston are one and the same person

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

AND now, I, the said Patricia Smith, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **HELEN R. HOUSTON** and **LAURINE D. HOUSTON**, jointly, with rights of survivorship, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF, we have hereunto set our hands, on this 25th day of May, 2017.

HELEN R. HOUSTON

LAURINE D. HOUSTON

Patricia Smith, Trustee

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 25th day of May, 2017, before me personally appeared **HELEN R. HOUSTON** and **LAURINE D. HOUSTON,** bargainors, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC My Commission Expires: 07/03/2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 25th day of May, 2017, before me personally appeared Patricia Smith, Trustee, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged execution of the within instrument for the purposes therein contained.

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC My Commission Expires: 07/03/2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS**.

Helen R. Houston
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 25th day of May, 2017.

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC My Commission Expires: 07/03/2017