BILL GARRETT, Davidson County
Trans:T20170049207 DEEDQC
Recvd: 06/08/17 16:00 3 pgs
Fees:17.00 Taxes:0.00
20170608-0057769

This Instrument Prepared By:
Tracy L. Childress
Reno & Cavanaugh, PLLC
424 Church Street, Suite 1750
Nashville, TN 37219

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills to:	Map-Parcel No.
Ronald Alvin Oatis, Sr. 2414 Eden Street Nashville, TN 37207	Ronald Alvin Oatis, Sr. 2414 Eden Street Nashville, TN 37207	Map-Par. 092-02-0-444.00

STATE OF TENNESSEE
COUNTY OF DAVIVSON

The actual consideration for this transfer is Ten and No/100 Dollars ($10.00).

Affiant

SUBSCRIBED AND SWORN TO before me, on this 6th day of April, 2017.

Notary Public

THOMAS J. CARTY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

My Commission Expires: January 6, 2020

For and in consideration of the sum of Ten and No/100 Dollars ($10.00), the receipt and sufficiency of which are hereby acknowledged, RICHARD MARCELLUS RUSSELL ("Grantor"), does hereby quitclaim unto RONALD ALVIN OATIS, SR. ("Grantee"), his heirs, successors and assigns, all of Grantor's rights, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements, buildings, and structures located thereon (the "Property").

The Property is improved property known as 2414 Eden Street, Nashville, Tennessee 37208.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[SIGNATURE APPEARS ON THE FOLLOWING PAGE]

Witness my hand this 6th day of April, 2017.

Richard Marcellus Russell

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Thomas J. Carty, a Notary Public of said County and State, RICHARD MARCELLUS RUSSELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, in Nashville, Tennessee, this 6th day of April, 2017.

Notary Public

My Commission Expires: January 6, 2020

THOMAS J. CARTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020

EXHIBIT A

PROPERTY DESCRIPTION

Land being located in Davidson County, Tennessee, being Lot No. 228 on the map of the Subdivision of Heffernan Place, as of record in Book 161, page 138, Register's Office for Davidson County, Tennessee.

SAID Lot No, 228 fronts 50 feet on the northerly side of Eden Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to HENRY RHODES AND WIFE, LEANDRA BOWENS RHODES, by deed from STANDARD HOMES, INC., A TENNESSEE CORPORATION, of record in Book 1194, page 67, dated July 24, 1942, said Register's Office. Being further conveyed to LILLIE BOURNE OATIS, by Quitclaim Deed from HENRY RHODES AND WIFE, LEANDRA BOWENS RHODES, RESERVING UNTO THEMSELVES A LIFE ESTATE, of record in Book 5361, page 353, dated November 2, 1978, said Register's Office. The said Leandra Bourne Rhodes and Henry Rhodes having now since died.

The said Lillie Bourne Oatis having now since died, leaving subject property to her only heirs at law, Gloria Oatis Russell, Ronald Alvin Oatis, Sr., Eric Andre Oatis, and Leandrea Oatis Cathey. See Affidavit of heirship in Instrument No. 20170608-0057763, dated April 6, 2017, said Register's Office.

The said Gloria Oatis Russell having now since died, leaving subject property to her only heirs at law, Richard Marcellus Russell and Anquilla Doshia Russell. See Affidavit of heirship in Instrument No. 20170608-0057764, dated April 6, 2017, said Register's Office.

The said Eric Andre Oatis having now since died, leaving subject property to his only heir at law, Eric Andre Davis. See Affidavit of heirship in Instrument No. 20170608-0057765, dated April 6, 2017, said Register's Office.