STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby declare that the actual consideration for this transfer, or the True Value of the property transferred, whichever is greater is $ 0.00

AFFIANT

Sworn to and subscribed before me this 3rd day of July, 2017

Notary Public My Commission expires July 8, 2019

New Owners
Jannie B. Drake
3308 Old Hydes Ferrry Road
Nashville, TN 37218

Send Tax Notices To:
SAME

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans:T20170057738 DEEDQC
Recvd: 07/06/17 13:37 2 pgs
Fees:17.00 Taxes:0.00
20170706-0068044

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, and for the express purpose of making a re-conveyance to **JANNIE B. DRAKE, an unmarried woman and CARLOS A. DOTSON, married as Tenants in Common with rights of survivorship,** the undersigned, **JANNIE B. DRAKE, an unmarried woman herein** after referred to as Grantor(s), hereby quitclaims to **SAM E. STANSBURY, Trustee** his successors and assigns forever, all of their right, title and interest in the following described real estate, situated in Davidson County, State of Tennessee, to wit:

Being Lot No. 6, on the plan of Waukee Heights, of record in Book 2083, page 108, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Said Lot No. 6 fronts 83 feet on the northeasterly side of Old Hydes Ferry Road, and extends back 190.6 feet on the northwesterly line and 157.2 feet on the southeasterly line, to a dead line in the rear, which is a broken line, on which it measures 94.4 feet.

Being the same property as conveyed to JANNIE B. DRAKE, unmarried by Warranty Deed from Kenneth W. Gann and wife, Mary Gann, dated July 30, 1997, recorded August 5, 1997 in Book 10558, pages 365-367, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3308 Old Hydes Ferry Road, Nashville, Tennessee 37218.

SUBJECT TO: All zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record in the Register's Office Davidson County, Tennessee that would violate Title 42 USC 3604.

And now I, the said **Sam E. Stansbury, Trustee** for the express purpose of carrying out the intent of this conveyance as set out above, do hereby quitclaim to ***JANNIE B. DRAKE an unmarried woman and CARLOS A. DOTSON, married, as Tenants in Common with rights of survivorship,*** their heirs and assigns forever, the same real estate herein described, to which reference is made, and said real estate is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as set out above.

IN WITNESS WHEREOF, the said, **SAM E. STANSBURY, TRUSTEE** , have hereunto set his signature on this the 19 day of June, 2017

Sam E. Stansbury, Trustee

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **Sam E. Stansbury, Trustee**, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 19th, day of June, 2017.

SHIRLEY STANSBURY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

NOTARY PUBLIC

JANNIE B. DRAKE, unmarried

MY COMMISSION EXPIRES:
JULY 3, 2017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named JANNIE B. DRAKE, **an unmarried woman** the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the foregoing Quit-Claim Deed for the purposes and considerations therein contained.

WITNESS my hand and official seal of office, this 3rd day of July, 2017

TRACY L. UMEDA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

my comm. Exp. July 8, 2019

Prepared by:
Real Estate Title Services
4741 Trousdale Dr., Ste. 4
Nashville, TN 37220

This instrument was prepared from information furnished by the parties herein and the preparer herein completed no title search, therefore we make no claim as to the status of the property herein conveyed.