THIS INSTRUMENT PREPARED BY: **Martin Heller Potempa & Sheppard** 2122 21st Avenue South Nashville, Tennessee 37212 (615) 800-7096 Bill Garrett Davidson County Batch# 22793 **DEEDQC** 11/06/2017 02:33:13 PM 2 pgs Fees: $12.00 Taxes: $0.00 20171106-0113980	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration for this transfer is: $0.00 MONDRIVIA JAMES, AFFIANT Subscribed and sworn to before me, this 1st day of November, 2017. NOTARY PUBLIC My Commission Expires: Aug 6 2020 COLLEEN O'CONNELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
MONDRIVIA JAMES, TRUSTEE 919 11th Avenue North Nashville, TN 37208	New Owner	Map No.: 092-04 Parcel No.: 265

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Mondrivia James do hereby quitclaim, transfer and convey unto Mondrivia James, Trustee of the Restated Mondrivia James Revocable Trust, created November 1, 2017, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 919 11th Avenue North, Nashville, TN 37208, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 27 on the Plat of Johnson Bransford's Subdivision of record in Book 161, page 146, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mondrivia James from Khira J. Turner by Warranty Deed recorded in the Register's Office of said county and state in Instrument No. 20100630-0051140.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 1st day of November, 2017.

Mondrivia James, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Mondrivia James**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1st day of November, 2017.

Notary Public

My Commission Expires: Aug. 4, 2020

COLLEEN O'CONNELL
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.