THIS INSTRUMENT PREPARED BY:

Midtown Title, LLC

1704 Charlotte Ave, Ste 105

Nashville, TN 37203

Bill Garrett Davidson County
Batch# 27497 DEEDQC
11/17/2017 03:05:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20171117-0118499

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $-0-.

Rachel Marie Ables
Affiant

Subscribed and sworn to before me, this the 17th day of November, 2017.

M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Notary Public

My Commission Expires: _____

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Tomika Sadler 240 Burning Tree Drive Hermitage, TN 37076	New Owner	064050027.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, we, **Jeanette Reans (aka Jeanette Reams), Jessica Rochelle Grizzard, Chateka Brown (aka Shateka Brown), Payton Lee Hamer, Jeanette Reams and Aaron C. Gilbert, Jr., as Co-Executors of the Estate of Ozie B. Winters, deceased,** ("Grantor") does hereby quitclaim and convey unto **Tomika Sadler** ("Grantee"), her heirs their successors and assigns, all of the Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being Lot No. 6 of Block "I" in the Subdivision of the Hulme Farm, known as Hadley's Bend City, a plat of which Subdivision being filed in the Register's Office of Davidson County, Tennessee, on March 19, 1918, and recorded on Page 120, of Plan Book 421, said Register's Office.

Being part of the same property conveyed to Ozie B. Winters, by Quitclaim Deed from Daisye S. Ramsey, Executrix of the Estate of Sara Wester, of record in Book 8162, page 400, Register's

Office for Davidson County, Tennessee, dated July 27, 1990 and recorded on July 30, 1990. The said Ozie B. Winters died on December 14, 2015 and pursuant to his Last Will and Testament entered into Probate as Case No. 16P80 in the Probate Court for Davidson County, Tennessee, and further recorded in Instrument No. 20161228-0136184, Register's Office for Davidson County, Tennessee, he devised the property to Jeanette Reans (aka Jeanette Reams), Jessica Rochelle Grizzard, Chateka Brown (aka Shateka Brown) and Payton Lee Hamer.

This is unimproved property located at: 0 Capital Street, Nashville, TN 37138

This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 9th day of November, 2017.

Jeanette Reans (aka Jeanette Reams)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jeanette Reans (aka Jeanette Reams)**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 9th day of November, 2017.

Notary Public
My Commission expires:

C. M. CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Payton Lee Hamer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Payton Lee Hamer,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 14th day of November, 2017.

Notary Public
My Commission expires: _____

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

The Estate of Ozie B. Winters

By: _____
Aaron C. Gilbert, Jr., Co-Executor of the Estate
of Ozie B. Winters

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Aaron C. Gilbert, Jr., acting as Co-Executor of the Estate of Ozie B. Winter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 17th day of November, 2017.

Notary Public
My commission expires: _____

C M CORRIVEAU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MARCH 8, 2021

Jessica Rochelle Grizzard

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Jessica Rochelle Grizzard,** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 16 day of November, 2017.

Rachel Marie Collins
Notary Public
My Commission expires: 3.21.20

Chateka Brown (aka Shateka Brown)

RACHEL MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

STATE OF ~~ALABAMA~~ Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Chateka Brown,*** the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this 10th day of November, 2017.

** (aka Shateka Brown)

Jesse Campbell
Notary Public

My Commission expires:
7/6/2020

JESSE CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM... 7-6-2020

201711170118499

The Estate of Ozie B. Winters

By: Jeanette Reams
Jeanette Reams, Co-Executor of the Estate of Ozie B. Winters

STATE OF TENNESSEE

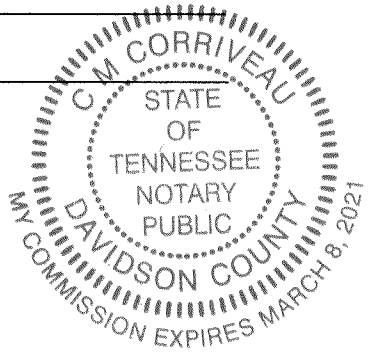
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Jeanette Reams, acting as Co-Executor of the Estate of Ozie B. Winter, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th day of Novembe, 2017.

I.M. Lm

Notary Public
My commission expires: _____



True Copy Certification

I, Christopher M Corriveau, do herby make oath that I am a licensed attorney and/or the Custodian of the electronic version of the attached document tendered for registration herewith And that this a true and correct copy of the original document executed and authenticated According to law.

Signature

State of Tennessee

Count of Davidson

Personally, appeared before me, Amanda Vaughn, a notary public for this county and state, Christopher M Corriveau, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/5/2020

Notary's Seal (if on Paper)

AMANDA VAUGHN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY