Bill Garrett Davidson County
Batch# 50292 DEEDQC
01/23/2018 10:38:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20180123-0006855

Prepared and Return to:
Amy Cross Nance
Attorney At Law
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Valencia Douglas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January, 2018.

Notary Public
My Commission Expires: Aug. 04, 2020

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Charmaine Helms **3711 Lausanne Dr.** **Nashville, TN 37211**	**Same**	**081 06 0 0 312.00**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Valencia Douglas has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Charmaine Helms her heirs and/or assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 3 on the Plan of A.C. Dudley's Subdivision of the McDaniel Tract, as of record in Book 161, Page 10, Register's Office for Davidson County.

Said Lot No. 3 fronts 50 feet on the southerly side of Simpkins Street formerly "E" Street and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to George Cain and wife, Inez Cain, by deed dated June 21, 1961, from Phil Cohen and wife, Sara K. Cohen, of record in Book 3249 Page 147, Register's Office for Davidson County, Tennessee. George Cain died intestate leaving Inez Cain as his surviving heir. Inez Cain died intestate leaving Valencia Douglas as her surviving heir as evidenced by Affidavit of Heirship of record in Instrument No. _20180123000685 4___, Register's Office for Davidson County, Tennessee.

This improved property known as 1713 Simpkins St., Nashville, TN 37208.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 19 day of January, 2018.

Valencia Douglas

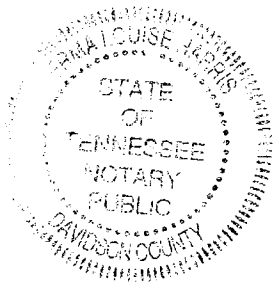
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Valencia Douglas the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson, Tennessee, this 19th day of January 2018.

Notary Public

My Commission expires Aug. 04 2020



I Amy Cross Nc do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law."

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Cross Nc, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22 day of May, 2015.

Notary Public

My Commission expires: 7/21/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY