Karen Y Johnson Davidson County
Batch# 136616 DEEDWARR
09/04/2018 12:58:30 PM 4 pgs
Fees: $23.00 Taxes: $103.60
20180904-0087286

This Instrument Prepared by:
BARBARA J. MOSS
Elder Law of Nashville PLC
4525 Harding Pike, Suite 200
Nashville, TN 37205

From information furnished by the parties

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP & PARCEL NO.
		6DA-55921
Ashley Burns	Ashley Burns	Map 133-3
148 McCall Street	148 McCall Street	Parcel 85
Nashville, TN 37211	Nashville, TN 37211	

FOR AND IN CONSIDERATION of Twenty-eight thousand dollars ($28,000.00) cash in hand paid, the receipt of which is hereby acknowledged, Nelda Baggett by and through the Conservator of her person and property, Ashley Burns, by these presents does hereby quitclaim and convey unto Ashley Burns, to her heirs, successors and assigns, a $28,000.00 interest in the following described property, Nelda Baggett and Ashley Burns to hold title to the property as joint tenants with right of survivorship, with Nelda Baggett owning the right to any and all appreciation of the property:

Being Lot No. 1, on the Plan of McMillian Heights, as of record in book 2083, page 20, Register's Office for County. Said lot No. 1 fronts 91.39 feet on the northerly side of the New Antioch Pike and runs back 200.70 feet on easterly line and 200 feet on the westerly line to a deed line, measuring 77 feet thereon.

Being the same property conveyed to Joseph D. McClanahan, Jr. and wife, Nelda N. McClanahan (now known as Nelda N. Baggett), by Installment Deed from Earl C. Shacklett, Jr. and wife, Patricia Shacklett, of record in Book 4243, Page 95, and by Quitclaim Deed from Joseph D. McClanahan, Jr. to Nelda N. McClanahan, (now known as Nelda N. Baggett). Book 4601, Page 722, Register's Office for said County. Nelda Baggett's second husband, George Terrell Baggett, quitclaimed any interest in the property that he might have by Quitclaim Deed, legal reference 00010222-0000900, Register's Office for said County.

This is improved property known as 148 McCall Street, Nashville, Tennessee 37211.

TO HAVE AND TO HOLD the said interest is this tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whatsoever.

WITNESS THE EXECUTION HEREOF this 29 day of August 2018.

Nelda Baggett by Ashley Burns, Conservator

Nelda Baggett by Ashley Burns, Conservator

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Ashley Burns, as Conservator of Nelda Baggett, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 29 day of August, 2018.

NOTARY PUBLIC

My Commission Expires: 7/9/22

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 06-21-2046

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $28,000.00.

Nelda Baggett by Ashley Burns, Conservator

Nelda Baggett by Ashley Burns, Conservator

Subscribed and sworn to before me, this the 29 day of August, 2018.

NOTARY PUBLIC

My Commission Expires: 7/9/22

GRANT B. STOCKTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-21-2019

Certificate of Authenticity

I, Edward A. Cooper, do hereby 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 is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jacqueline G. Brown, a notary public for this county and state, Edward A. Cooper 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: 11-5-18

Notary's Seal (If on paper)

JACQUELINE G. BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY