Karen Y Johnson Davidson County
Batch# 139075 DEEDQC
09/11/2018 09:19:55 AM 3 pgs
Fees: $18.00 Taxes: $277.50
20180911-0089792

THIS INSTRUMENT IS PREPARED FROM INFORMATION PROVIDED BY THE PARTIES HEREIN.
NO FORMAL TITLE SEARCH HAS BEEN PERFORMED IN THE PREPARATION OF THIS INSTRUMENT.

This instrument is prepared by:
Esquire Title & Escrow, Inc.
30 Burton Hills Blvd / Suite 200,
Nashville Tennessee 37215
T: (615) 665-1964

The Actual Consideration or Value, whichever is greater, for this transfer is: $ 75,000.00

Affiant: Kenneth W. Melton

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Subscribed and sworn to before me this 10th day of September, 2018.

Notary Public: Theresa L. Smith

My Commission Expires: 11-5-18

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Kenneth W. Melton **704 45th Avenue North** **Nashville, Tennessee 37209**	**SAME**	**91-12-0.089.00**

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, **Desiree G. Oakley, Baylee D. Oakley, and Willard Brock Oakley** do hereby release, transfer, quitclaim and convey unto **Kenneth W. Melton**, his successors and assigns, all of their rights, title, and interest they hold to a certain tract (or parcel) of land in Davidson County, Tennessee, described more particularly as follows:

LAND in Davidson County, Tennessee, being lot numbers 81 and 83, Block 58 on the Plan of Number 1, Plan of West Nashville, of record in Book 57, pages 74 and 75, Register's Office for said county, to which plan reference is hereby made for a more complete and accurate description.

BEING the same property conveyed to Daniel Oakley and Curtis Groves by Warranty Deed from Randall Craft, dated November 9, 2004, and of record in Instrument No. 20041110-0135557, said Register's Office for Davidson County, Tennessee. Being further conveyed to Daniel Oakley by Quitclaim Deed from Curtis M. Groves dated December 8, 2004 and of record in Instrument No. 20041217-0150300, said Register's Office for Davidson County, Tennessee. Being the same property inherited by Desiree G. Oakley, Baylee D. Oakley, and Willard Brock Oakley by intestate succession upon the death of William Daniel Oakley, as stated in the Affidavit of Heirship of record in Instrument No. 20180911-0089791, said Register's Office for

Davidson County, Tennessee, executed by Desiree G. Oakley, as administrator of the Estate of William Daniel Oakley, Probate Court number P-2307, Cheatham County, Tennessee.

This is improved property known as: **704 45th Avenue North, Nashville, Tennessee 37209**

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

WITNESS our hand this 10th day of September, 2018.

DESIREE G. OAKLEY

BAYLEE D. OAKLEY

WILLARD BROCK OAKLEY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of September, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared, **Desiree G. Oakley**, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand this 10th day of September, 2018.

Theresa L. Smith
Notary Public

My Commission Expires: 11-5-18

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of September, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared, **Baylee D. Oakley**, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that she executed the within instrument for the purposes therein contained as her free act and deed.

WITNESS my hand this 10th day of September, 2018.

Theresa L. Smith
Notary Public

My Commission Expires: 11-5-18

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 10th day of September, 2018, before me, a Notary Public, within and for the State and County aforesaid, personally appeared, **Willard Brock Oakley**, the within named bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person who executed the foregoing instrument and that he executed the within instrument for the purposes therein contained as his free act and deed.

WITNESS my hand this 10th day of September, 2018.

Theresa L. Smith
Notary Public

My Commission Expires: 11-5-18

THERESA L. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.