Karen Y Johnson Davidson County
Batch# 182112 DEEDQC
01/09/2019 01:04:39 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190109-0002402

This instrument prepared by:
A. Michelle Poss, Attorney at Law
201 Fourth Avenue North, Suite 1240
Nashville, Tennessee 37219

QUITCLAIM DEED

Address New Owner as Follows:

Guardianship of Jasonae A. Hayes
c/o A. Michelle Poss, Guardian
201 Fourth Avenue North
Suite 1240
Nashville, Tennessee 37219

Send tax bills to:

Victoria Mitchell
2112 Oakwood Avenue
Nashville, Tennessee 37207

MAP 071 04
PARCEL 258.00

KNOW ALL MEN BY THESE PRESENTS:

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, receipt of all of which is hereby acknowledged, Mario L. Hayes, has this day bargained and sold and by these presents does hereby transfer and convey to the Guardianship of Jasonae A. Hayes, its successors and assigns, all of the right, title, interest, claim, or lien in and/or to that certain real property he inherited from Brenda Mitchell-Hunt pursuant to her Last Will and Testament duly probated in the Seventh Circuit Court for Davidson County Tennessee, Docket No. 16P-908, and any improvements and/or appurtenances thereto, situated and located in Nashville, Davidson County, State of Tennessee, being more particularly described as follows:

> LAND IN DAVIDSON COUNTY, TENNESSEE, being Lot No. 290 on the Plan of Shepardwood, Section 3, of record in Plat Book 5210, page 158, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being part of the same property conveyed to Darrel Lyle, unmarried, by deed of record in Book 9605, page 848, Register's Office for Davidson, County, Tennessee. Also being the same property conveyed to Robert C. Hunt, married by deed of record in Book 10541, page 414, Register's Office, Davidson County, Tennessee. The said Robert C. Hunt having since died intestate on October 17,

2008, a resident of Davidson County, Tennessee, survived by his wife, Brenda M. Hunt and a daughter, Tina Young.

Being the same property conveyed from Tina Young, unmarried to Brenda Hunt by deed of record recorded at 20090309-0020429, Register's Office for Davidson County, Tennessee.

This is improved property known as 2112 Oakwood Aveunue, Nashville, Tennessee 37207.

Together with all right, title and interest of Grantor in and to all buildings and fixtures located on said real estate and any easements and rights-of-way adjoining or abutting said real estate and any covenants and other rights appurtenant thereto (collectively, the "Property").

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

I convey only, as fully and completely as I could or should do, but not further otherwise and I am not personally bound upon any of the covenants or warranties contained herein. I make no representation as to the correctness of this as it is from the information provided.

WITNESS NY HAND this 5th day of December, 2018.

Mario L. Hayes

STATE OF TENNESSEE)

COUNTY OF Davidson)

Personally appeared before me, a Notary Public, in and for said County and State, Mario L. Hayes, the within bargainor, with whom I am personally acquainted, and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND OFFICIAL SEAL this 5th day of December, 2018.

NOTARY PUBLIC

LUCAS B. WILLOUGHBY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DEKALB

My commission expires: 05/01/19

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 5th *day of* December, *2018.*

notary public

My commission expires: 05/01/19

LUCAS B. WILLOUGHBY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DEKALB