Karen Johnson Davidson County
Batch# 203976 DEEDQC
03/08/2019 03:28:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20190308-0021618

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Melissa Jarman
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF March, 2019.

Stephanie Dome
Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STEPHANIE DOME
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
My Commission Expires 07-05-2021

Y-BR-19-1614

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow
2012 21st Ave. S.
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Michael Wiley	**NEW OWNER**	
(NAME)	(NAME)	**081-11-0-550.00**
1614 12th Avenue North,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARIAN WILEY, CO-TRUSTEE AND LORENZO L. HAYDEN, CO-TRUSTEE,** hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto **MICHAEL W. WILEY, JUDITH FAYE WILEY JONES, DJUANA HAYDEN, ANDRE' HAYDEN, SHERRIE R. REED, DONNA BROWN, VERA BROWN, CEDRICK BROWN, and ANTHONY BROWN** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the Northerly 33-1/3 feet of Lot No. 128 on the Plan of lots laid off by D.T. McGavock et Als., known as the addition to the town of McGavock of record in Plat Book 21, Page 41, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property. Said part of said lot is more particularly described as follows:

Beginning on the East side of 12th Avenue, North formerly Florence Street, and the Northwest corner of Lot No. 128, and runs Southwardly 33-1/3 feet to a point; thence Eastwardly 154 feet to the Westerly margin of an alley; thence Northwardly along said margin of said alley 33-1/3 feet; thence along the Northern line of Lot No. 128 and parallel with the Southern line of said lot, 154 feet to the beginning.

Being the same property conveyed to W. D. Avant and wife, Lena Avant by Warranty deed from The Bransford Realty Company, a Corporation of record in Book 578, page 245, Register's Office for Davidson County, Tennessee, dated October 15, 1924 and recorded on October 30, 1924. (Value or consideration shown in aforementioned deed $1000.00.)

Being the same property conveyed to Marian Wiley by Quitclaim deed from Tommie Babb of record in Book 7978, page 426, Register's Office for Davidson County, Tennessee, dated November 06, 1989 and recorded on November 07, 1989. (Value or consideration shown in aforementioned deed $1.00.)

Being the same property conveyed to Marian Wiley and Lorenzo L. Hayden, trustees with Tommie Babb holding a life estate by Quitclaim deed from Tommie Babb and Marian Wiley of record in Book 10587, page 141, Register's Office for Davidson County, Tennessee, dated August 28, 1997 and recorded on August 29, 1997. (Value or consideration shown in aforementioned deed $0.00.) Being also known as 1614 12th Avenue North Nashville, Tennessee 37208.

**The said Tommie Babb having since died on August 28, 2008.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **unimproved** property known as: **1614 12th Avenue North, Nashville, Tennessee 37208**.

Witness my hand this the 8 day of March, 2019.

Marian F. Wiley
Marian Wiley, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Marian Wiley**, Co-Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 8th day of March, 2019.

Melissa Jansen
Notary Public

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

My Commission Expires:

Witness my hand this the 8 day of March, 2019.

Lorenzo L. Hayden
Lorenzo L. Hayden, Co-Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Lorenzo L. Hayden**, Co-Trustee, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who acknowledged the execution of same to be her free act and deed.

Witness my hand and official seal, this the 8th day of March, 2019.

Melissa Jansen
Notary Public

MELISSA JANSEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-08-2021

My Commission Expires:

RETURN TO:

Rudy Title & Escrow
2012 21st Ave. S.
Nashville, TN 37212

True Copy Certification

I, Laura Mitchell, 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, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell 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: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY