Karen Johnson Davidson County
Batch# 349020 DEEDQC
01/27/2020 12:11:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200127-0009534

This Instrument Prepared By:
Integrated Trust Systems
7373 E. Doubletree Ranch Road, #200
Scottsdale, AZ 85254

~ QUIT CLAIM DEED ~

PREPARER MAKES NO REPRESENTATION AS TO TITLE AND INTENT HEREIN. ALL APPLICATIONS ARE BASED ON INFORMATION PROVIDED OR APPROVED BY THE PARTIES.

KNOW ALL MEN BY THESE PRESENTS, that **ANN C. MILES**, a single person, of the County of Davidson and State of Tennessee, for and in consideration of the sum of Ten Dollars ($10.00), does hereby bargain, sell, release, remise, quit claim and convey an undivided 50% interest unto **ANN C. MILES, Trustee, UDT, ANN C. MILES, Dated:** JANUARY 24TH, 2020, and an undivided 50% interest to **BEVERLY JENKINS,** of the following described real estate, to-wit:

See legal description attached hereto as EXHIBIT "A".

This being the same property conveyed by Instrument No. _____, in said Register's Office.

Parcel Number: 061150 38200

This transfer to Ann Miles, Trustee is exempt from Tennessee recording tax pursuant to T.C.A. #67-4-409(a)(3)(F).

x Ann C. Miles
ANN C. MILES

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 24th day of JANUARY, 2020, before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **ANN C. MILES**, to me known (or proved on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

My Commission expires::

August 21, 2023

x Joy C Christianson
Notary Public

Property Known As: 1221 STRATFORD AVE., NASHVILLE, TN 37216

New Owner's Name and Address: ANN C. MILES & , Trustees, UDT,
Dated: JANUARY 24TH, 2020, residing at - 1221 Stratford Ave, Nashville, TN 37216-2747

Mail Tax bills to: M/M Ann C. Miles, 1221 Stratford Ave, Nashville, TN 37216-2747

I, or we, hereby swear or affirm that to the best of affiant's knowledge, Information, and belief, the actual consideration for this transfer is $10.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Beverly Jenkins, Affiant
Subscribed and sworn before me this the
27 Day of JAN, 2020
AHayes, Deputy Register

Subscribed and sworn to before me this the 24th day of JANUARY, 2020.

Joy C Christianson
Notary Public
My Commission Expires:

August 21, 2023

JOY C CHRISTIANSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 21, 2023

EXHIBIT "A"

Land in Davidson County, Tennessee, being the westerly 51.77 feet of Lot No. 267 and the westerly 51.77 feet of the southerly 85 feet of Lot No. 226 on the Map of Inglewood Place, as of record in Bok 332, Page 101. Register's office for said County.

Said part Lots No. 267 and 266 fronts 51.77 feet on the northerly side of Stratford Avenue and runs back between parallel lines 200 feet to a dead line. Being the same property conveyed to Blanche DeLaney or Blanche Gore DeLaney by two deeds, one from Katherine Lena Taylor, or record in Book 2279 page, page 173, and the other from James Clarence Delaney of record in Book 2437, page 557, said Register's Office.

Being the same property conveyed to Mansell L. Cooper and wife, Floy Traughber Cooper by Installment Deed recorded in Book 3431, page 566, by Blanche Gore Delaney in said Register's Office.

Mansell L. Cooper died and the said property passed by Tenancy by the Entirety to Floy Traughber Cooper.

Floy Traughber Cooper died December 20, 1989 and the property passed by will to her two daughters Evelyn Cooper White and Essie Cooper Mitchell. Evelyn Cooper White and Essie Cooper Mitchell took the property as Tenants in common, each owning an undivided one-half interest.

Essie C. Mitchell hereby deeds all her interest to her niece, Ann C. Miles.

This is improved and unimproved property known as 1221 Stratford Avenue, Nashville, TN 37216.

BEING the same property that _____ by deed dated __, and recorded in the Office for the Recorder of Deeds for __ County in Deed Book Volume __, page __, granted and conveyed unto __ .