Prepared by:
Cain & Associates, PLLC
7105 Crossroads Blvd
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $0.00

Affiant

Subscribed and sworn to before me, this 5 day of August, 2020.

Notary Public
My commission expires: 6-17-2024

Karen Johnson Davidson County
Batch# 475993 **DEEDQC**
09/15/2020 10:08:16 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20200915-0105017

BRIAN HURST STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Address of New Owner:	**Send Tax Bills to:**	**Tax Information**
Molly A. Bond	New Owner	069-12-0-070.00
2106 Courtney Avenue		
Nashville, TN 37218		

QUITCLAIM DEED

For and in consideration of the sum of one dollar & no/100 ($1.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Vicky Gray, an unmarried woman,** hereinafter referred to as Grantor(s), has bargained and sold, and do hereby convey, remise, release, and forever quitclaim unto **Molly A. Bond, an unmarried woman,** Grantee(s), their heirs and assigns, the trust's entire right, title, and interest in and to the real property described as follows:

Land in Davidson County, Tennessee, being the northeasterly 100 feet of Lots Nos. 4 and 5 and the southeasterly 97 feet of the northeasterly 100 feet of Lot No. 6 on the Plan of Brattonview, not of record. described according to a survey made by Erle Drake, County Surveyor, August 14, 1936, as follows:

Beginning on the southeasterly margin of Courtney Avenue at a point 100 feet southwest of the corner of Lost Nos. 6 and 14; thence southeastwardly and parallel with the southwesterly line of Lot No. 14, 329.5 feet, more or less, to the line between Lots Nos. 3 and 4; thence with the line between said two lots, northeastwardly 100 feet to the corner of lots Nos. 3, 4, 7 and 14; thence with the southwesterly line of lot No. 14, northwestwardly 229.5 feet to the corner of Lots Nos. 5 and 6; thence with the line between said two lots, southwestwardly 3 feet; thence northwestwardly and parallel with the southwesterly line of Lot No. 14, 100 feet, more or less, to the southeasterly margin of Courtney Avenue; thence with same, southwestwardly 97 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THE HEREIN CONVEYANCE is the following land which was conveyed to Buena Vista Funeral Home by Warranty Deed from Dorothy Marie Jamison, widow, of record in Book 6529, page 287, Register's Office for Davidson County, Tennessee.

Beginning at an iron pin, said pin being the northeast corner of the property conveyed to C. B. S. Realty Company by Deed from Ernest H. Schroeder and wife, Daisy Katherine

Schroeder, of record in Book 3792, page 246 Register's Office for Davidson County, Tennessee; thence, with the northerly boundary of the C.B.S. Realty Company property, North 55 degrees 19 minutes 48 seconds West, 144.31 feet to an iron pin at an existing chain link fence; thence, North 34 degrees 27 minutes 29 seconds East, 99.75 feet to an iron pin; thence, South 55 degrees 18 minutes 08 seconds East, 152.79 feet to an iron pin; thence, South 39 degrees 19 minutes 20 seconds West, 100.0 feet to the point of beginning, containing 0.34 acres, more or less, (14,811.72 square feet).

Being the same property conveyed to Johnnie C. Bond, Jr., by Warranty Deed from Dorothy Marie Jamison, a widow, dated May 26, 1994 of record in Book 9370, page 8, Register's Office for Davidson County, Tennessee. The said Johnnie C. Bond, Jr. having since died intestate on May 4, 2019. He is survived by his wife, Molly A. Bond, his son, Victor Bond, and his daughter, Vicky Gray (formerly known as Vicky Bond).

This property is improved property known as **2106 Courtney Avenue, Nashville, TN 37218.**

This deed was prepared in reliance upon the most recent deed in the chain of title and without performance of a title search. No representation of title is made by this deed or the preparation thereof.

This instrument and the interest released and quitclaimed are subject to limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 5 day of August, 2020.

Vicky Gray

STATE OF OHIO
COUNTY OF Clermont

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Vicky Gray,** the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 3 day of August, 2020.

JERRY SCOTT SMITH
Notary Public, State of Ohio
My Comm. Expires June 20, 2022

Notary Public

My commission expires: June 20th 2022