Karen Johnson Davidson County
Batch# 890566 DEEDQC
07/18/2022 02:47:09 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220718-0082165

This instrument prepared by:
Denty Cheatham, Attorney
Cheatham, Palermo & Garrett
43 Music Square West
Nashville, TN 37203

Address of Owner:
Mario Dennis
2337 Herman Street
Nashville, TN 37208

Send Tax Bills To:
Same

Map: 92-07
Parcel 125
11W-05090

QUITCLAIM DEED

For and in consideration of One Dollar, cash in hand paid, receipt of which is hereby acknowledged, and other valuable consideration, including the assets of the estate of the late Ruth E. Dennis received or to be received by the Grantors herein under the terms of the Agreed Order Approving Family Settlement of Estate Litigation Efiled 03/23/2022 in In Re Estate of Ruth Evelyn Dennis, No. 18P-1297 in the Seventh Circuit Court (Probate) of Davidson County, Tennessee. NOW, THEREFORE,

We, Christopher May, Winona Dennis McGowan, Margaret Bozung Mays, Deanna Marie Mays, Rachel Danielle Mays, Jennifer Andrea McQuarrie, and Joshua James Mays, do hereby quitclaim and convey all of our right, title, and interest in and to the following described real property to MARIO TREMAINE DENNIS:

> LAND in Davidson County, Tennessee, being Lots 54 and 55 on the Plan of J.B. Davis' Subdivision of record in Book 161, Page 123, Register's Office for said County.
>
> SAID Lots 54 and 55 adjoin and front each 25 feet on the south margin of Herman Street and run back between parallel lines 158 feet to an alley.

Being the same property conveyed to Ruth E. Dennis by warranty deed from Ralph H. Hines, a single individual, said deed dated September 22, 1995 and recorded at Book 9804, page 602, in the Register's Office of Davidson County, Tennessee.

Ruth E. Dennis died on May 26, 2018. Her will was contested in the Davidson County Probate Court in Cause No. 18P-1297, referred to above, in which the contestants and respondents entered into a family settlement in lieu of probating the contested will. This quitclaim deed by the heirs at law of the said Ruth E. Dennis is being made pursuant to such settlement, by the daughter of the said Ms. Dennis, Winona McGowan; Ms. Dennis' son, Christopher May; and the heirs at law of Ms. Dennis' son, James Edward Mays, Jr., consisting of his widow, Margaret Bozung Mays, her son Joshua James Mays, and her

daughters Deanna Marie Mays, Rachel Danielle Mays, and Jennifer Andrea McQuarrie. James Edward Mays, Jr. died on April 8, 2022.

This is improved property known as 2337 Herman Street, Nashville, Tennessee 37208.

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

WITNESS my hand this 9th day of JUNE, 2022.

Winona Dennis McGowan
WINONA DENNIS McGOWAN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said county and state, Winona Dennis McGowan, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand at Nashville, Tennessee this 9th day of June, 2022.

EXP DATE Rhonda L. Chunn
Notary Public

My commission expires: OCT 0 2 2023

RHONDA L. CHUNN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

WITNESS our hands this 26th day of June, 2022.

CHRISTOPHER MAY

MARGARET BOZUNG MAYS

DEANNA MARIE MAYS

RACHELLE DANIELLE MAYS

JENNIFER ANDREA McQUARRIE

JOSHUA JAMES MAYS

STATE OF MICHIGAN)
COUNTY OF Ingham)

On this the 26th day of June, 2022, before me, a Notary Public, personally appeared Christopher May, Margaret Bozung Mays, Deanna Marie Mays, Rachelle Danielle Mays, Jennifer Andrea McQuarrie, and Joshua James Mays, to me known to be the persons described in and who executed the foregoing instrument, and who acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Lansing, Michigan, this the day and date written in this certificate.

Notary Public

My commission expires: April 15, 2028

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is -0-.

Sworn to and subscribed before me this 12th day of July, 2022.

Notary Public

My commission expires: May 09, 2023

JAMEY RYAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY