STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ [illegible], Affiant
Subscribed and sworn before me this the
19 Day of September, 2022
[illegible], Deputy Register

PREPARED BY:
J. Carlton Drumwright
McCANN, HUBBARD & SOLOMON
1804 Williamson Court
Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

Mattie Lee Jones
AFFIANT

Subscribed and sworn to before me this 5th day of March, 2022.

Shirl M Pardue Jones
NOTARY PUBLIC
My Commission Expires: 01/26/2022

ADDRESS OF NEW OWNER:
Aaron Toran, Jr.
935 Mansfield Street
Nashville, Tennessee 37206

SEND TAX BILLS TO:
New Owner

Map: 069-15-0, Parcel 018.00

Karen Johnson Davidson County
Batch# 918414 DEEDQC
09/19/2022 01:09:25 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220919-0104179

QUITCLAIM DEED

In consideration of $10.00, and other good and valuable consideration, **Mattie L. Jones,** Grantor, do hereby quitclaim and convey all of her undivided right, title and interest to the hereinafter described property to **Aaron Toran, Jr., as tenants in common,** Grantee. Said property conveyed herein is described as follows:

Land situated in the 13th Civil district of Davidson County, Tennessee, containing two (2) acres, more or less, and bounded as follows: On the north by Hyde, South by Treppard, east by Swint, west by Swint. Being Map 069-15-0, Parcel 018.00 on the Tax Assessor's map of Davidson County. Property description being taken from prior deed of record.

Being the same property conveyed to Hollis Gaines and wife, Frona Gaines, for the purpose of creating an estate by the entirety, by Deed, from Hollis Gaines, dated June 21, 1973, of record in Book 4721, Page 90, Register's Office for Davidson County, Tennessee. Hollis Gaines predeceased Frona Gaines. Frona Gaines, having since died, devised her interest in said property to Mai Ella Toran, Mattie Lee Jones, John Martin Patterson and James Eddie Patterson, by Last Will and Testament, of record in Book 9499, Page 313, Register's Office for Davidson County, Tennessee. Mattie Lee Jones having since solemnly decided to divest her interest in said property

to her nephew Aaron Toran, Jr.

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

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

This is improved property known as 0 Cedar Grove, Nashville, TN 37208.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 5th day of March, 2022.

Mattie Lee Jones

Mattie Lee Jones

STATE OF Maryland)

COUNTY OF Anne Arundel)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Mattie Lee Jones** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, who executed the foregoing instrument for the purposes herein contained.

Witness my hand and seal, at office, this 5th day of March, 2022.

Stacie M. Darden-Jones

Notary Public

My Commission Expires: 07/26/2022

STACIE M. DARDEN-JONES NOTARY PUBLIC

STACIE M. DARDEN-JONES NOTARY PUBLIC ANNE ARUNDEL COUNTY, MD

Stacie M. Darden-Jones
NOTARY PUBLIC
Anne Arundel County
State of Maryland
My Commission Expires
July 26, 2022