QUITCLAIM DEED

Information has been provided by the parties herein. No search has been performed nor closing executed

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ -0-.

x Ruby Dodson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~25TH~~ 10th DAY OF ~~MARCH~~ May, 2003.

My Commission Expires MAY 28, 2006

Notary Public
MY COMMISSION EXPIRES: ~~June 3, 2006.~~
(AFFIX SEAL)

JOSHUA S. SHAMBLIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 501 Corporate Centre Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ruby Dodson	SAME AS ADDRESSEE	105-09-0-461.00
(NAME)	(NAME)	
1802 Hillside Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we, Ruby Dodson, unmarried, and f/k/a Ruby Dodson Robertson, hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey any and all interest, marital or otherwise, unto Ruby Dodson, unmarried and Andre Lynch, unmarried, hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit. :

Being Lot No. 2 on the revised Plan of Edgehill Estates, Section 96, as of record in Plat Book 4715, page 186, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Ruby Dodson by deed from Bobbie Eugene Robertson and filed for record on August 3, 1984 in Book 20010105, page 0001692, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1802 Hillside Ave., Nashville, TN 37203
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness this 25th day of March, 2003.

x Ruby Dodson
Ruby Dodson

PICK-UP

Davidson County DEEDQC
Recvd: 06/26/03 09:11 1pgs
Fees:12.00 Taxes:0.00

20030626-0087944

STATE OF Tennessee

COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, the within named bargainors Ruby Dodson, unmarried, and f/k/a Ruby Dodson Robertson, with whom I am personally acquainted and who acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal ~~at Franklin,~~ Nashville Tennessee this ~~25th~~ 10th day of ~~March,~~ May 2003.

Commission expires: ~~June 3, 2006~~

Commission Expires MAY 28 2006

x
Notary Public

JOSHUA S. SHAMBLIN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TN