PICK-UP

Davidson County DEEDQC
Recvd: 05/10/04 10:09 4pgs
Fees:22.00 Taxes:0.00
20040510-0052915

LF298-04
R298-04

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this 10th day of May , 20 04 ,
by first party, Grantor, Elouise Johnson
whose post office address is 2005-c10th Ave. North, Nashville,TN 37208
to second party, Grantee, Gregory Anthony Gant
whose post office address is 2005-c 10th Av. North, Nashville, TN 37208

WITNESSETH, That the said first party, for good consideration and for the sum of
One Dollars ($ 1.00)
paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said second party forever, all the right, title, interest and claim which the said first party has in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson , State of Tennessee to wit:

Land in Davidson County, Tennessee, being the southerly 10 feet of Lot No. 65 and the northerly 30 feet of Lot No. 66 on the map of L. H. Davis Subdivision of Lot No. 41 Clifton Plan, as of record in Book 57, page 100, Register's Office for Davidson County, Tennessee.

Beginning at the easterly margin of an alley at a point 10 feet north of the southwest corner of Lot No. 65 thence southerly with the easterly margin of said alley 40 feet thence easterly and parallel with the line between two lots 130 feet, more or less, to a point opposite the point of beginning thence westerly 100 feet, more or less, to the beginning.

Map 91-8
Parcel 101

New Owner- Gregory Anthony Gant
2005 10th Ave. North
Nashville, TN 37208
Send Tax Bills to: (Same as Above)

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Rev. 10/02
This product does not constitute the rendering of legal advice or services. This product is intended for informational use only and is not a substitute for legal advice. State laws vary, so consult an attorney on all legal matters. This product was not necessarily prepared by a person licensed to practice law in your state.

IN WITNESS WHEREOF, The said first party has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

Signature of Witness

Print name of Witness

Signature of Witness

GENEVIEVE E MARKERT
Print name of Witness

E Louise Johnson
Signature of First Party

Elouise Johnson
Print name of First Party

Signature of First Party

Gregory A. Gant
Print name of First Party

State of TENNESSEE
County of DAVIDSON }
On before me,
appeared GREGORY ANTHONY GANT
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

GENEVIEVE E. MARKERT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Affiant ____Known X Produced ID
Type of ID 4364737

(Seal)

My Commission Expires MAY 30, 2007

State of
County of }
On before me,
appeared
personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.
WITNESS my hand and official seal.

Signature of Notary

Affiant ____Known____Produced ID
Type of ID _____

(Seal)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR TRUE VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 0

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10 DAY OF May 2024.

Vicki S. Johnson
Deputy Register

Janie Hailey
Signature of Preparer

Janie Hailey
Print Name of Preparer

P.O. Box 210783 Nashville TN 37221
Address of Preparer

Bk 50 B

THIS INSTRUMENT WAS PREPARED BY
Bankers Title & Escrow Corp.
3310 West End Avenue, Suite 410
Nashville, Tennessee 37203

Davidson County DEEDWARR
Recvd: 11/27/02 11:01 2pgs
Fees:13.00 Taxes:82.90
[redacted]
20021127-0147169

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $117,000.00
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF October, 2002.
Notary Public
MY COMMISSION EXPIRES: 5/17/07
(AFFIX SEAL)

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Elouise Johnson (NAME)	OWNER (NAME)	MAP 91-8
1033 40th Avenue North (ADDRESS)	(ADDRESS)	PARCEL 101
Nashville, TN 37209 (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, Bank of New York As Trustee

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Elouise Johnson

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:

Land in Davidson County, Tennessee, being the southerly 10 feet of Lot No. 65 and the northerly 30 feet of Lot No. 66 on the map of L. H. Davis Subdivision of Lot No. 41 Clifton Plan, as of record in Book 57, page 100, Register's Office for Davidson County, Tennessee.

Beginning at he easterly margin of an alley at a point 10 feet north of the southwest corner of Lot No. 65; thence southerly with the easterly margin of said alley 40 feet; thence easterly and parallel with the line between two lots 130 feet, more or less, to the westerly margin of 40th Avenue North, formerly Clifton Avenue; thence with the westerly margin of said Avenue northwesterly 45 feet, more or less, to a point opposite the point of beginning; thence westerly 100 feet, more or less, to the beginning.

Being the same property conveyed to Bank of New York As Trustee by TRUSTEE'S DEED of record as instrument number 20020204-0015227, said Register's Office.

THIS CONVEYANCE IS MADE OF, BY AND THROUGH THE GRANTOR from and after the time Grantor took title to the property. NO WARRANTIES are EXPRESSLY MADE and NO WARRANTIES are to be IMPLIED. If any warranties are made they run from and after the time Grantor took title and not further or otherwise.

unimproved ( )
This is improved (X) property, known as 1033 40th Avenue North, Nashville, TN 37209
(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.

Witness my hand this 15 day of October, 2002

Bank of New York As Trustee Countrywide Home Loans Inc. Attorney-in-Fact
By:
Stephen Graham Vice President

SA

COUNTRYWIDE HOME LOANS, INC. CORPORATE SEAL MAR. 17 1969 NEW YORK

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned a Notary Public within and for the State and County aforesaid, personally appeared Stuart E. Graham and _____ with whom I am personally acquainted and who upon his oath(s) acknowledged himself to be the its: VP OF COUNTRYWIDE HOME LOANS AC and ATTY IN FACT respectively of the Bank of New York As Trustee the within named bargainor, and corporation, and that he as such its: VP and _____ being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said VP STUART E GRAHAM as such its: VP OF _____, and attesting the same by the said COUNTRYWIDE HOME LOANS AC as such ATTY IN FACT OF BANK OF NEW YORK, AS TRUSTEE HAVE BEEN SO AUTHORIZED.

Witness my hand and official seal at office at PLANO, TEXAS on this the 15 day of October 2002.

My commission expires 4/8/06

Najia Sarah Abraham
Notary Public

Najia Sarah Abraham

NOTARY PUBLIC STATE OF TEXAS
NAJIA SARAH ABRAHAM
Notary Public, State of Texas
My Commission Expires 04-08-06