Davidson County DEEDQC
Recvd: 02/28/08 10:22 3 pgs
Fees:17.00 Taxes:0.00
20080228-0019612

QUITCLAIM DEED

KNOWN ALL MEN BY THESE PRESENTS, that **Wilma Francis Jackson,** for and in consideration of Ten Dollars and 00/100's ($10.00) do/does hereby bargain, sell, remise, quitclaim, and convey unto, **Ronald Senter,** as **fee simple absolute,** all his/her right, title, and interest to the following described real estate, at 1620 14th Avenue North, Nashville, TN 37208 located in **Davidson County, Tennessee**, the Legal Description of said property is as follows:

Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 202 on the plan of McGavock, Wetmore and others Second Addition to Nashville, called the addition to the Town of McGavock, as of record in Book 21, page 41, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 50 feet on the easterly side of 14th Avenue North, formerly Alberta Avenue, and runs back between parallel lines 170 feet to an alley.

Being the same property conveyed to Milbra Altadeen Jordan by Quitclaim Deed from Charles William Jordan recorded on July 10, 1973 in Book 4934 Page 465 in Register's Office for Davidson County, Tennessee.

Milbra Altadeen Jordan having since passed on May 10, 2007 and will probated on August 13, 2007 as of record in the Seventh Circuit Docket #07P960. Having bequeathed said property to Senter Maclin Jordan and Ronald Senter in equal shares. Senter Maclin Jordan having since passed on July 21, 2007 as of record in Instrument No. 0704079 in Davidson County Office of vital records. Senter Maclin Jordan leaving no issue, and parents predeceased; by operation of law his living uncle, Howard Gray Senter, Ronald Senter and aunt, Wilma Francis Jackson share 1/3 interest in his ½ share of said property.

THIS CONVEYANCE is subject to any and all matters and restrictions, covenants, conditions, and/or easements of record against said property which are of record in said Register's Office.

IN TESTIMONY WHEREOF he/she has (ve) hereunto set his/her hand(s) and seal(s) this 24th day of February, 2008.

Wilma F Jackson
Wilma Francis Jackson

STATE OF TENNESSEE **COUNTY OF DAVIDSON**

Before me, the undersigned, a Notary Public in and for said County and State, the within named Wilma Francis Jackson, the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that Wilma Francis Jackson executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson County, Tennessee, this 24th day of **February, 2008.**

My Commission Expires: 7-24-2010

ELIZABETH A GRAY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 24, 2010

Elizabeth A Gray
Notary Public

Sworn and subscribed to me this 28th day of **February, 2008.**

STATE OF TENNESSEE **County of Davidson**

The actual consideration for this transfer is –0-

Florence King
Affiant

ANGELA HAMILTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Witness my hand and official seal this 28 day of **February, 2008.**

My Commission Expires: 4/28/2010

Angela Hamilton
Notary Public

Sworn and subscribed to me this 28 day of **February, 2008.**

Prepared by: Pinnacle Title & Escrow, LLC at 2109 Buena Vista Pike, Nashville, TN 37218

Map No. and Parcel Number- 081-11-0-511.00

Improved property known as/Address of owner: Ronald Senter, 1620 14th Avenue North, Nashville, TN 37208

Send Tax Bills to: Ronald Senter, 1620 14th Avenue North, Nashville, TN 37208

PINNACLE

TITLE & ESCROW, LLC

2109 Buena Vista Pike Nashville, TN 37218
Office (615) 256-3353 ~ Fax (615) 256-3331

I, Rachel L. Bell , do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Elizabeth Gray, a notary public for this county and state, Rachel L. Bell who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth A Gray
Notary's Signature

MY COMMISSION EXPIRES: _____

ELIZABETH A GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JULY 24, 2010