BILL GARRETT, Davidson County
Trans:T20100007690 DEEDQC
Recvd: 02/08/10 11:51 3 pgs
Fees:17.00 Taxes:0.00
20100208-0009816

This Instrument Prepared By: Ernest Holmes Matthews at 506 W Due West Ave, Madison, TN 37115

**QUIT CLAIM DEED**

KNOW ALL MEN BY THESE PRESENTS THAT:

Edythe M Townsend, not married, of 1702 Porter Rd, Nashville, TN 37206, (the "Grantor"), for and in consideration of 10.00 Dollars, does hereby sell, remise, release, quit claim and convey unto Santwon Townsend, not married, of 209 Soleness Ave, Nashville, TN 37218, (the "Grantee"), the following described real estate located in the county of Davidson, State of Tennessee:

Being Lot 95 on the map of ET Brown's subdivision of lot nos 21 to 26 of the Brownsville Addition, as of record in Book 332 Page 91, RODC. Said lot 95 fronts 50 feet on the Southerly side of Douglas Ave, and runs back between parallel lines 160 feet more or less to the Northerly Margin of Hickman St.

Instrument # 20030513-0064311 for Warrenty Deed for Edythe M Townsend.

Being all or part of the same property described in the County Register's Deed Book 20030513, Page 0064311.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments attached to the property or in any way appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the above described real estate and that the Grantor has a good right to quit claim and convey the same.

The Grantor does hereby warrant the title herein conveyed against the lawful claims of all persons claiming the same by, through or under the Grantor, but not further or otherwise.

**IN WITNESS WHEREOF** the Grantor has executed this instrument this 21st day of January, 2010.

Edythe M. Townsend

Edythe M Townsend

Signed, Sealed and Delivered In the Presence of:

Sign: Monica Blandorff Sign: Kelanda Townsend

Name: Monica Blandorff Name: Kelanda Townsend

**IN WITNESS WHEREOF** the Grantee has executed this instrument this 21st day of January, 2010.

Santwon Townsend

Signed, Sealed and Delivered In the Presence of:

Sign: Monica Blandorff Sign: Kelanda Townsend

Name: Monica Blandorff Name: Kelanda Townsend

## Grantor Acknowledgement

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Loretta Matthews, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Edythe M Townsend, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this quit claim deed, and acknowledged that he/she executed this deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 21st day of January, 2010.

Loretta Matthews
Notary Public, State of Tennessee
County of Davidson

LORETTA MATTHEWS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2012

My commission expires: _____

## Grantee Acknowledgement

STATE OF TENNESSEE
COUNTY OF Davidson

Before me, Loretta Matthews, a Notary Public in and for the said state and county, duly commissioned and qualified, personally appeared Santwon Townsend, known to me (or proven to me on the basis of satisfactory evidence) to be the person described in and who executed this quit claim deed, and acknowledged that he/she executed this deed with lawful authority as a free and voluntary act.

WITNESS my hand and Notarial Seal at office this 21st day of January, 2010.

Loretta Matthews
Notary Public, State of Tennessee
County of Davidson

LORETTA MATTHEWS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2012

My commission expires: _____

Register's Fee $ _____

* Mail Tax Notice to: [redacted]
Parcel Number: ~~198.00~~ 083020 198.00

* Santwon Townsend 209 Solekess Ave
Nash, TN. 37218

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 5th DAY OF Feb 20 10

Deputy Register

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