QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20130033608 DEEDQC
Recvd: 04/24/13 13:12 2 pgs
Fees:12.00 Taxes:0.00

20130424-0040683

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Rosa M Sherrell
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 8-17-2015
(AFFIX SEAL)

ALISON RODGERS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 08-17-2015

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Latisha Flye (NAME)	**"New Owner"** (NAME)	09206046100
2510 Batavia St. (ADDRESS)	(ADDRESS)	
Nashville, TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Rosa Sherrell, unmarried fka Rosa Mae Flye** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Latisha Flye**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being Lot No. 53, on the Plan of Faulconer and Ashcraft's Subdivision of Lots 18 and 19 in Boyd McNairy Tract, as of record in Book 57, Page 121, Register's Office for said County.

Said Lot No. 53 fronts 35 feet on the northerly side of Batavia formerly Prospect Street, and runs back between parallel lines 106 feet to an alley.

Being the same property conveyed to Henry Flye et ux, Rosa Mae Flye by Deed from Sherron Weinberger as of record in Book 4950 Page 206, Register's Office for Davidson County, Tennessee. The said Henry Flye relinquished all rights to said property as noted in Final Decree Confirming Divorce in Docket No. 85D-3235, Circuit Court Clerk's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. NO DEATH CERTIFICATE WAS OBTAINED TO VERIFY IF JAMES EDWARD CAMPBELL IS DECEASED. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

This is
( ) unimproved
(X) improved
property known as **2510 Batavia St., Nashville, TN 37208**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 11 day of April, 2013.

Rosa M Sherrell

Rosa Sherrell fka Rosa Mae Flye

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Rosa Sherrell fka Rosa Mae Flye,** the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 11 day of April, 2013.

Notary Public

My Commission Expires:

ALISON RODGERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 08-17-2015

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Ave. South
Nashville, TN 37212