BILL GARRETT, Davidson County
Trans:T20140066321 DEEDQC
Recvd: 09/05/14 14:42 2 pgs
Fees:12.00 Taxes:0.00
20140905-0081625

Prepared by:
Monica D. Edwards, Esq
P.O. Box 331548
Nashville, Tennessee 37203

ADDRESS OF NEW OWNER:
Anna L. Nickerson and
Loretta Denise Wells
2414 Albion Street
Nashville, TN 37208

SEND TAX BILLS TO:
SAME

MAP: 092 02
Parcel 420.00

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, I, **ANNA L. NICKERSON**, GRANTOR, (a widow), do hereby quitclaim and convey unto my daughter, **LORETTA DENISE WELLS**, all remainder rights, title and interest in my property while retaining a life estate. Said property is described as the following tract or parcel of land in Davidson County, Tennessee, to wit:

BEING Lot No. 164, Block 8, of the Heffernan Subdivision, of record in Book 161, Page 138, Register's Office for Davidson County, Tennessee.

SAID Lot No. 164 fronts 50 feet on the north side of Albion Street, and extends back northwardly between parallel lines 140 feet to an alley.

BEING the same property conveyed to Anna L. Nickerson, by deed from George F. Nickerson, of record as Instrument #20000427-0041987,Register's Office for Davidson County, Tennessee.

This is improved property known as 2414 Albion Street, Nashville, TN 37208

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand, on this 3rd day of September, 2014.

Anna L. Nickerson
ANNA L. NICKERSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 3rd day of September, 2014, before me personally appeared **ANNA L. NICKERSON**, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Monica D. Edwards
NOTARY PUBLIC

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/3/2017

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS.**

Loretta Wells
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 3rd day of September, 2014.

Monica D. Edwards
NOTARY PUBLIC

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 7/3/2017