BILL GARRETT, Davidson County
Trans:T20150052131 DEEDQC
Recvd: 06/29/15 15:38 2 pgs
Fees:12.00 Taxes:0.00
20150629-0062543

This Instrument Prepared By:
Rebecca T. Garland, Attorney at La
85 White Bridge Rd, Ste 100-B
Nashville, Tennessee 37205

PARED FROM INFORMATION
PLIED BY THE PARTIES

# QUITCLAIM DEED

| **Address of New Owner:** | **Send Tax Bills To:** | **Map and Parcel No.** |
|---|---|---|
| John L.Fuqua<br>2409 Elliott Avenue<br>Nashville, TN 37204 | Same | Map 92-01 and Map 92-08<br>Parcel 115 Parcel 79 |

FOR AND IN CONSIDERATION of Ten Dollar ($10.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, **Ophelia Fuqua** ("Grantor"), this day has bargained and sold, and hereby quitclaims, conveys and transfers unto **John L. Fuqua** ("Grantee"), his heirs and assigns, all her right, title and interest in two certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows:

**Tract One**
Being Lot No. 11, Block 25, on the plan of Midway, of record in Book 421, Page 115, Register's Office for Davidson County, Tennessee.

Said Lot No. 11, a corner lot, fronts 50 feet on the easterly margin of 32nd Avenue North, formerly, India Street, and fronts 150 feet on the southerly margin of Alameda Street, formerly Dawn Street, and extends back 50 feet on the easterly line along a 20 foot alley and 150 feet on the southerly line to a point of intersection.

Being the same property conveyed to Ophelia Fuqua by Quitclaim Deed dated February 11, 2008 from Jared Gathright, of record in Instrument No. ~~20080404040034273~~, said Register's Office.
**20080404-0034273**

**Tract Two**
Being Lot No. 3, on the plan of Geo. I. Waddey's Subdivision of Lots 17,18, 19, 20 and 21 in the Subdivision of the Power Property, as of record in Book 547, Page 130, Register's Office for Davidson County, Tennessee.

Said Lot No. 3, fronts 55 feet on the northerly side of Pearl Street, and runs back between parallel lines , with the westerly margin of 19th Avenue North, 150 feet to a dead line.

Being the same property conveyed to Ophelia Fuqua by Quitclaim Deed dated November 15, 1989 from John L. Fuqua, of record in Book 7988, Page10, said Register's Office.

This conveyance is subject to (a) 2014real property taxes which not yet due and payable; (b) all matters appearing on the plan of record;

THIS IS IMPROVED PROPERTY commonly known as 1018 32nd Avenue N. Nashville, Tennessee 37209 and 1816 Pearl Street Nashville, Tennessee 37203, respectively

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.

Any rollback taxes or green belt assessments due as a result of this transfer shall be the sole responsibility of the Grantee.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 25th day of June, 2014

Ophelia Fuqua

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ -0-.

Affiant

Sworn to and subscribed to before me,
this the 25 day of June, 2014

Notary Public
My Commission Expires: 5-8-18

J. HENRY SHERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Ophelia Fuqua**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged that she executed the foregoing for the purposes therein intended.

Witness my hand and seal this 25 day of June, 2014

J. HENRY SHERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 5-8-2018

**NOTARY PUBLIC**

My Commission Expires: 5-8-18