Davidson County	DEEDQC
Recvd: 05/09/16 12:02	2 pgs
Fees:12.00 Taxes:0.00	
20160509-0045744	

161054

This Instrument Prepared by Robin Littlefield, Attorney at Law, Tennessee BPR #026869
820 Jackson Downs Boulevard, Nashville, TN 37214

QUIT CLAIM DEED

KNOW ALL BY THESE PRESENTS that Amanda Thomas, as heir at law of Dovie Alverson whose last known address is 885 Elwood Drive, Clarksville, Tennessee 37040, on this the 16 day of March, 2016, for and in consideration of the sum of One and no/100 Dollars, does hereby bargain, sell, release, remise, quit claim and convey unto Thomas J. Alverson* all of her right, title and interest in and to the following described real estate, to wit: *single

~~All that~~ tract or parcel, together with the residence and all other improvements thereto, ~~known as~~ part of Lot 6, ~~Block A, of the~~ Rev. L.M. Ezell 12-acre subdivision, and ~~being further~~ identified in the Davidson County, Tennessee, ~~real property records as map and~~ parcel 072 13 0 309.00, and being also ~~known as~~ 828 Douglas Avenue, ~~Nashville~~, Tennessee 37206.

in Exhibit "A" attached

IN TESTIMONY WHEREOF I have hereunto set my hand this 16 day of March, 2016

Amanda Thomas as heir at law of Dovie Alverson

STATE OF TENNESSEE
COUNTY OF Montgomery

Before me, the undersigned Notary Public in and for the County and State aforesaid, ~~personally~~ appeared Amanda Thomas, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged to be person within named and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this this 16 day of March, 2016.

Angela M. Sammons
Notary Public
My commission expires: January 19, 2020

ANGELA M. SAMMONS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $1.00 (One and no/100 Dollars).

Affiant

STATE OF TENNESSEE
COUNTY OF Williamson

Subscribed and sworn before me this the 6th day of May, 2016.

Notary Public
My commission expires: _____

SHELLY M SMITH
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 04-24-2018

The following information is not a part of this Deed:
Property Address: 828 Douglas Avenue, Nashville, Tennessee 37206
Owner's Name and Address: Thomas J. Alverson, 828 Douglas Avenue, Nashville, Tennessee 37206
Parcel Number: 072 13 0 309.00
Mail Tax Bills to: Thomas J. Alverson, P.O. Box 68164, Nashville, Tennessee 37206

File No.: GRN-161054REF

EXHIBIT "A"

The Land referred to herein below is situated in the County of DAVIDSON, State of TENNESSEE, and is described as follows:

Being Lot No. 6 of Block "A" on the Revised Subdivision of a part of L.M. Ezell's 12.11 Acre Tract, as of record in Book 1130, Page 5, Register's Office for said County.

Said Lot No. 6 fronts 50 feet on the southerly side of Douglas Avenue and runs back between parallel lines, 160 feet to an alley.

Being the same property conveyed to Elbert Alverson and wife, Dovie L. Alverson by Installment Deed from Dolly Dean Hooberry and husband, William D. Hooberry dated August 31, 1962 and recorded September 6, 1962 in Book 3432, Page 209, in said Register's Office for Davidson County, Tennessee.

Elbert Alverson having died on April 11, 1969 in Davidson County, Tennessee and wife, Dovie L. Alverson having died on January 24, 2014 leaving Thomas Alverson, Amanda Thomas, Emily Goff, and Angela Kriese at heirs at law. Affidavit of Heirship of Pamela Smotherman recorded on **20160509-0045742** in Davidson County, Tennessee, record book _____, page _____. Affidavit of ~~Heirship of~~ Robin Littlefield recorded on **20160509-0045743** in Davidson County, Tennessee, record book _____, page _____.

Said property was never the primary residence of Amanda Thomas, Emily Goff, or Angela Kriese.

This conveyance is subject to (a) all restrictions of record; (b) all easements of record; (c) all visible easements; (d) all matters appearing on the plan(s) of record; and (e) all matters referenced in the master deed and by-laws; and (f) all applicable government and zoning regulations.

True Copy Certification

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

Anita L. Leach

State of Tennessee/County of Wilson SS:

Personally appeared before me, Shelly M Smith, a notary public for this County and State, Anita L. Leach, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

SHELLY M SMITH
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires Oct 25, 2015

Shelly M Smith

Commission Expires
4-24-2018