Prepared By:
Ms. Rhoda V. Summers
1742 23rd Avenue North
Nashville, Tennessee 37208

After Recording Return To:
Ms. Rhoda V. Summers
1742 23rd Avenue North
Nashville, Tennessee 37208

BILL GARRETT, Davidson County
Trans:T20170032616 DEEDQC
Recvd: 04/18/17 14:43 3 pgs
Fees:17.00 Taxes:0.00
20170418-0037949

TAX PARCEL ID #: 08110026800

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Ms. Rose Summers, (Grantor"), a single female whose address is 1742 23rd Avenue North, Nashville, Tennessee 37208, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Ms. Rhoda Vnita Summers ("Grantee"), **whose address is** 1742 23rd Avenue North, Nashville, Tennessee 37208, all right, title, interest and claim to the following real estate property located at 1742 23rd Avenue North, in the city/Township of Nashville, located in the County of Davidson and State of Tennessee and ZIP code of 37208, to-wit:

Certain Real estate in Davidson County, Tennessee as follows: Property having Lot No. 356 PT 357 HARDING SUB. On the map of Harding Brothers plan of lots, of record in Book 21 Page 80 Registrar's office for said County. Said lot No. 356 fronts 50 feet on the easterly side of 23rd Avenue, North, and runs back between parallel lines 157 feet to an alley being the southerly of lot No. 357 on the plan of the Harding lots of record and Book 21 Page 80 Registrar's office for said county described as follows:

Being at a point in the easterly margin of 23rd Avenue North or Leland Street, 91 feet south of the Northwesterly corner of said lot No. 357, the north easterly corner of the intersection of said Leland Street and an alley; Thence along said margin of 23rd Avenue North, Southerly 5 feet; and thence eastwardly 157 feet to a point in the westerly margin of an alley; thence southerly said margin 5 feet to a point which is 74 feet south of the northeasterly corner of said Lot No.357; Thence westerly 157 feet more or less to a point in the easterly margin of 23rd Avenue North; thence northerly 5 feet to the point of the beginning. The northerly line of the property herein conveyed is 5 feet or more from the northerly line of the house already built on Lot No. 356 on said plan.

This is a Single-Family Home located at 1742 23rd Avenue North, Nashville, Tennessee. It has 3 bedrooms, 1 bath, and approximately 816 square feet and was built in 1940. 1 Story Family Residential, Exterior Walls: Brick. The property has a lot size of 8,276 sq ft.

Source of Title: Book 4240, Page 44 and # 20000121000717 2

FOR A VALUABLE CONSIDERATION, in the amount of $10.00 dollars, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledge as of 03/24/2017.

TO HAVE AND TO HOLD, all of Grantor's right, title and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever, so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.

Ms. Rose Summers
(Grantor's Signature)

Ms. Rose Summers
(Grantor's Printed Name)

Rhoda V. Summers
(Grantee's Signature)

Ms. Rhoda V. Summers
(Grantee's Printed Name)

Signed in our presence:

Alexis P. Cosey
(Witness #1 Signature)

Caprice Truett
(Witness #2 Signature)

Alexis P. Cosey
(First Witness Name Typed)

Caprice Truett
(Second Witness Name Typed)

Grantee's Address:

Ms. Rhoda Vnita Summers
1742 23rd Avenue North
Nashville, Tennessee 37208

Grantor's Address:

Ms. Rose Summers
1742 23rd Avenue North
Nashville, Tennessee 37208

Mail Subsequent Tax Bills To:

Rhoda V. Summers
1742 23rd Avenue North
Nashville, TN 37208

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00
Rhoda V. Summers, Affiant
Subscribed and sworn before me this the
18th Day of April, 2017.
S. Chandler, Deputy Register

STATE OF TENNESSEE)

) **SS.**

COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on 3/24/17 by Ms. Rose Summers, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of :

(Signature of Notary)

(Printed Notary Name) Davidson, Tennessee

My Commission expires: 1/6/2020

RONLEY CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
Comm. Exp. 01/06/2020