Davidson County DEEDQC
Recvd: 04/24/17 14:59 2 pgs
Fees:12.00 Taxes:0.00
20170424-0040115

This Instrument Prepared by & Return to: Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Mable Darden,** ("Grantor"), an unmarried woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Mario Crite,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

A tract of land in the City of Nashville, and being a part of the Scott's 5-acre Tract shown on the Plan of Lots of D. T. McGavock's Addition, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the west margin of Florence Street, now known as 12th Avenue, North, at the northeast corner of the property formerly owned by Lee Williams; thence along Williams' north line westerly 154 feet more or less to the easterly margin of an alley; thence with the margin of said alley northerly 54 feet to the southwest corner of the Alvester Merritt Lot; thence along Merritt's south line easterly 154 feet to the west margin of 12th Avenue North; thence with the margin of the same southerly 54 feet to the point of beginning.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Installment Deed of record at Instrument Number **Book 5041, Page 371-372** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 24 day of **April, 2017.**

Mable Darden

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Mable Darden,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 24 day of **April, 2017.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

VERNIKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

Mario Crite
AFFIANT

SUBSCRIBED AND SWORN before me this the 24 day of **April, 2017.**

NOTARY PUBLIC

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

MY COMMISSION EXPIRES: _____

PROPERTY ADDRESS:	1521 12th Avenue North **Nashville, TN 37208**
TAX PARCEL NO.:	08112018900
PROPERTY OWNER: OWNER'S ADDRESS:	**Mario Crite** 1521 12th Avenue North **Nashville, TN 37214**
MAIL TAX BILLS TO:	New Owner at Property Address

Certificate of Authenticity

I, Ashlee D Page, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Ashlee D Page
Signature

State of Tennessee
County of Davidson

Personally appeared before me, Venikkia Cunningham a notary public for this county and state, Ashlee D. Page who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19

VENIKKIA CUNNINGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019