Davidson County DEEDQC
Recvd: 08/28/17 15:17 3 pgs
Fees:17.00 Taxes:0.00
20170828-0088263

FROM: PATRICIA WATSON TO: LILLIE WASHINGTON

QUITCLAIM DEED

This instrument prepared by Samuel Keen, Attorney, Legal Aid Society, 300 Deaderick Street, Nashville, TN 37201

New Owner	*Send Tax Bills To*	*Map-Parcel*
Lillie Washington 626 Neill Avenue Nashville, Tennessee 37206	Same	082-08-033

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) and for other good and valuable consideration, receipt of which is hereby acknowledged and deemed sufficient, and for the express purpose of creating a fee simple title to the property in Lillie Washington, I, **Patricia Watson**, by these presents do hereby quitclaim and convey unto **Lillie Washington**, her successors and assigns, all my right, title and interest in and to the following described tract or parcel of land, to-wit:

LAND LYING in Davidson County, Tennessee, being the southerly 20 feet of Lot No. 80 and the northerly 30 feet of Lot No. 81 on the Plan of Bransford Realty Co.'s Subdivision of the McFerrin and Love Tracts, of record in Book 421, page 52, Register's Office for said County.

Said parts of said Lot Nos. 80 and 81 front together 50 feet on the westerly margin of Neill Avenue, formerly Fite Street, and run back between parallel lines 150 feet to an alley.

Being the same property conveyed to Arthur Barksdale, Jr. and wife, Nellie Mae Barksdale, as tenants by the entirety, by Quitclaim Deed from James A. Green, Trustee, dated February 16, 1969, recorded February 19, 1969, of record in Book 4311, page 787 Register's Office for Davidson County, Tennessee. Also acquired by instrument of record in Book 4167, page 846, said Register's Office. The said Arthur Barksdale Jr. having died, vesting sole title in Nellie Mae Barksdale.

And further being the same property vested in Lillie Washington, Patricia Watson, Patricia Watson and Dennis Green, Jr., as evidenced by Affidavit of Heirship recorded as Instrument No. 20170825-0087497 in the Register's office for Davidson County, Tennessee.

This is improved property known as 626 Neill Avenue, Nashville, TN 37206.

Said property is conveyed subject to such liens, encumbrances and restrictions as may affect the property.

WITNESS my hand this 17th day of August, 2017.

Patricia Watson

Patricia Watson

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater for this transfer is $0.00.

Patricia Watson

Patricia Watson, Affiant

Subscribed and sworn to before me this the 17th day of August, 2017.

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

Personally appeared before me, Mandi A. Masaud, a Notary Public in and for the said County and State, the within named, Patricia Watson, Grantor, with whom I am personally acquainted, or who proved identity to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Rutherford County, Smyrna, Tennessee, this the 17th day of August, 2017.

My Commission Expires
September 7, 2020

Notary Public (Print) MANDI A MASAUD

Notary Public (Sign) STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: _____, ____, _____
Month Day Year

CERTIFICATE OF AUTHENTICITY

I, Samuel Keen, do hereby make oath that I am a licensed attorney and the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and exact copy of the original document executed and authenticated according to law.

Samuel Keen

State of Tennessee
County of Davidson

Personally appeared before me, _____, a notary public in and for this county and state, Samuel Keen, with whom I am personally acquainted, and who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed this 7 day of July, 20 17.

Notary Public

My commission expires: 5/3/21

TABITHA FAULCONER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 3, 2021