Bill Garrett Davidson Coun
ty
Batch# 11912 DEEDQC
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Prepared and Return to:
Amy Cross Nance
Attorney At Law
103 Forrest Crossing Blvd Suite 20
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF Davidson

ERMA LOUISE HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Valencia Douglas
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF Oct, 2017.

Erma Louise Harris
Notary Public
My Commission Expires: Aug. 4, 2020

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Charmaine Helms **1828 25th Avenue N** **Nashville, TN 37208**	**Same**	**081 06 0 407.00**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Valencia Douglas has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Charmaine Helms her heirs and/or assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Being Lot No. 1 on the plan of the S.P.A. Subdivision, as of record in Book 1424, page 136, Register's Office for Davidson County, Tennessee.

Said Lot No. 1 fronts 76.8 feet on the easterly side of 25th Avenue North, and runs back 211 feet on the northerly line and 211.7 feet on the southerly line to a dead line, measuring 62 feet thereon.

Being the same property conveyed to Stacy Bledsoe and wife, Cordelia Bledsoe, by deed dated August 3, 1960, from Maggie B. Byrd of record in Book 3102 Page 621, Register's Office Davidson County, Tennessee. Stacy Bledsoe died leaving Cordelia Bledsoe the surviving tenant by the entirety. Cordelia Bledsoe died testate and Last Will and Testament duly probated in Circuit Court for Davidson County, Tennessee, File No. 07P707. Cordelia Bledsoe devised property to Valencia Douglas in Last Will and Testament filed in Instrument No. 20140408-0029337, Register's Office for Davidson County, Tennessee.

This improved property known as 1828 25th Avenue N. Nashville, TN 37208.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 11 day of Oct., 2017.

Valencia Douglas

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Valencia Douglas the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Davidson Cty. Tennessee, this 11 day of Oct 2017.

Erma Louise Harris
Notary Public

My Commission expires Aug. 04, 2020

ERMA LOUISE HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

I Amy Cross Nc do hereby make oath that I am a licensed and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original documents executed and authenticated according to law."

Signature

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Amy Cross Nc, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that __he__ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this 22 day of May, 2015.

Notary Public

My Commission expires: 7/21/18

CYNTHIA A. BADGER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY