# QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 15359 DEEDQC
10/19/2017 10:13:59 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20171019-0107060

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF October 2017

Notary Public

MY COMMISSION EXPIRES: 8/20/2019

(AFFIX SEAL)

WILLIAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
**Rudy Title & Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Annie Mae Davis**<br>Edward Light Ford<br>Charles Lightford<br>Shirley Lightford | **Same** | |
| (NAME)<br>**3924 Tucker Road** | (NAME) | **Map 59-13**<br>**Par 88** |
| (ADDRESS)<br>**Nashville, TN 37218** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, WE, **ANNIE MAE DAVIS, WIDOWED, F/K/A ANNIE MAE LIGHTFORD** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO, **ANNIE MAE LIGHTFORD, WIDOWED, EDWARD LIGHTFORD, UNMARRIED, CHARLES LIGHTFORD, UNMARRIED, SHIRLEY LIGHTFORD, UNMARRIED, ALL AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in the 13th Civil District of Davidson County, Tennessee, being Lot No. 189 on the Map of Treppard Heights Subdivision, Section I, as of record in Book 2663, pages 64 and 65, Register's Office for said County.

Said Lot No. 189 fronts 120 .feet on the east side of Tucker Road and runs back between lines 249.9 feet to a line in the rear measuring 120 feet thereon.

BEING THE SAME PROPERTY CONVEYED TO JIM W. LIGHTFORD AND WIFE, ANNIE MAE LIGHTFORD, BY WARRANTY DEED FROM DONALD RAY BROWN AND WIFE, , OF RECORD IN BOOK 118 PAGE 549 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE DATED THE 5TH DAY OF APRIL, 1968.

THE SAID JIM W. LIGHTFORD HAVING SINCE DIED, HIS INTEREST VESTING IN ANNIE MAE LIGHTFORD AS THE SURVIVING TENANT BY THE ENTIRETY.

THE SAID ANNIE MAE LIGHTFORD IS NOW KNOWN AS ANNIE MAE DAIVS.

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is
( ) **unimproved**
( X ) **improved** property known as: **3924 Tucker Road, Nashville, TN 37218**
(House Number) (Street) (City or Town) (State) (Postal Zip)

Witness our hands this the 17 day of October, 2017.

Annie M Davis

**Annie Mae Davis F/K/A Annie Mae Lightford**

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Annie Mae Lightford**, the within named bargainor, 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, this the 17 day of October, 2017.

Notary Public

My Commission Expires: 8/20/2019

WILLIAM E GRONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

**RETURN TO:**
**Rudy Title & Escrow**
**2012 21st Ave. South**
**Nashville, TN 37212**