Bill Garrett Davidson County
Batch# 28758 DEEDQC
11/21/2017 12:04:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20171121-0119546

QUITCLAIM DEED

DAVIDSON COUNTY DELLANA LOWHORN STATE OF TENNESSEE NOTARY PUBLIC

STATE OF TN
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF Nov 2017

Notary Public

MY COMMISSION EXPIRES: 3-8-202

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bell Law Settlement Services, LLC 3102 West End Ave Suite 400 Nashville TN 37203

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Donald Roberts	Same	10511004900
(NAME)	(NAME)	
407B and 409 Moore Ave.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37203		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

The Estate and heirs of Emma Florence Roberts; Edward Roberts, Gloria Roberts, Frankie Hamilton, Sammy Roberts, John Roberts ("the Grantor")

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

Donald Roberts ("the Grantee")

hereinafter referred to as Grantee, all of her right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit:

PARCEL 1, LOT 22, 407B MOORE:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LOT NO. 22 IN THE MALLORY SUBDIVISION OF LOTS NOS. 4, 5 AND 6 AND PART OF LOTS 2 AND 3, IN MALLORY'S PLAN, AS OF RECORD IN BOOK 161, PAGE 55, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 22 FRONTS 40 FEET ON THE SOUTH SIDE OF MOORE AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 136.5 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO FELIX ROBERTS AND WIFE, EMMA FLORENCE ROBERTS, BY WARRANTY DEED FROM FRANK ROBERTS AND WIFE, EDNA ROBERTS, DATED MARCH 23, 1959 AND RECORDED ON MARCH 24, 1959, OF RECORD IN BOOK 2881, PAGE 599, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS IS IMPROVED PROPERTY KNOWN AS 407B MOORE AVE., NASHVILLE, TENNESSEE 37203.

The said Felix Roberts since having deceased on 01/12/1993 and his spouse the said Emma Florence Roberts having deceased on 09/16/2011.

SEE AFFIDAVIT OF HEIRSHIP OR RECORD AS INSTRUMENT NO 20170818008488) AND
* _____, SAID REGISTERS OFFICE.
*20170818008488 2

This is: Improved	property, known as	407B and 409 Moore Ave. Nashville TN 37203				
		(House Number)	(Street)	(P.O. Address)	(City or Town)	(Postal Zip)

Witness our hands on 06/16/17.

Edward Roberts

Frankie Hamilton

Gloria Roberts

John Roberts

Sammy Roberts

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Edward Roberts, Gloria Roberts, Frankie Hamilton, Sammy Roberts, John Roberts with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on 06/16/17.

Notary Public

My Commission Expires: August 20, 2019

True Copy Certification

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

Signature

STATE OF TN
COUNTY OF Davidson

Personally appeared before me, S. Thompson, a notary public for this county and state, Dellana Lawhorn, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 12.03.19

My Commission Expires August 20, 2019

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