This instrument prepared based on information provided by the parties and not independent verification by:
C. Michael Robinson
1215 7th Avenue N.
Nashville, TN 37208

ADDRESS NEW OWNER:
Rosalind Grant

837 Seymour Ave

Nashville, TN 37206

SEND TAX BILLS TO:
Rosalind Grant

837 Seymour Ave

Nashville, TN 37206

MAP & PARCEL NUMBER
105 03 0 125.00

Bill Garrett Davidson County
Batch# 48885 **DEEDQC**
01/18/2018 12:19:08 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180118-0005318

QUITCLAIM DEED

This Quitclaim Deed was prepared without the benefit of a title examination and no liability is assumed for any status in title or matter, which would be disclosed by such title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, and for other good and valuable consideration, the sufficiency of which is hereby acknowledged, I, Ronald Grant, Sr. (hereinafter "the Grantor"), do hereby convey, transfer, remise, release, relinquish, and quitclaim to Rosalind Grant (hereinafter referred to as "the Grantee"), his/her successors and assigns, any and all of the Grantor's right, title, and interest in and to certain improved real property known as 1103 1st Avenue South, Nashville, Davidson County, Tennessee and is more particularly described as follows:

> BEGINNING at a point in the westerly margin of First Avenue South, formerly Maple Street, 13 1/2 feet southerly from the intersection of said street with the southerly margin of Mallory Street; thence running southerly along First Avenue South 31 feet; thence westerly parallel with Mallory Street 185 feet, more or less, to an alley; thence northerly along said alley 31 1/2 feet; thence easterly185 feet, more or less to the point of beginning.
>
> BEING the same property conveyed to William Lee and wife, Martha Lee, by Warranty Deed from Harold S. Brooks and wife, Artie G. Brooks, of record in Book 3220, Page 487, by Warranty Deed Register's Office for Davidson County, Tennessee, the said William Lee having previously died on September 13, 1984.

RJG
Initials of Grantor

BEING the same property conveyed to Ronald L. Grant, Sr. by Warranty Deed from Martha L. Lee, of record in Instrument No. 20011227-0142755, Register's Office for Davidson County, Tennessee.

This is real property known as 1103 1st Avenue South, Nashville, Davidson County, Tennessee.

Said property is conveyed subject to the following: (1). any, *and all*, applicable Governmental and Zoning ordinances; (2). any, *and all*, utility, sewer, drainage and other easements of record; (3). any, *and all*, subdivision/condominium assessments, covenants, bylaws, restrictions, declarations, and easements of record; (4). any, *and all*, building restrictions; (5). any, *and all*, taxes and restrictions of record; and (6). any, *and all*, indebtedness on the real property as recorded in the Register's Office, Davidson County, Tennessee.

IN WITNESS WHEREOF, I have signed my name this the 22nd day of December 2017.

Ronald L Grant Sr.
RONALD GRANT, SR., GRANTOR

The actual consideration and/or value, *whichever is greater*, for this transfer is Zero Dollars ($0.00).

Ronald L Grant
RONALD GRANT, SR., GRANTOR

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the
18th **Day of** Jan, 2018.
, **Deputy Register**

RLG
Initials of Grantor

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned, and qualified in and for the State and County aforesaid, personally appeared **RONALD GRANT**, the within named Grantor, *with whom I am personally acquainted or proved to me on the basis of satisfactory evidence to be the person described in the foregoing*, and who, upon oath, acknowledged himself to be the named person, and that he executed the foregoing instrument for the purposes therein contained as his free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 22 day of December, 2017.

Portia Johnson
NOTARY PUBLIC

My Commission Expires: 10.7.19

PORTIA JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires October 7, 2019

RLG
Initials of Grantor