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
082 04 0 329.00

Bill Garrett Davidson County
Batch# 48885 **DEEDQC**
01/18/2018 12:19:08 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20180118-0005319

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 837 Seymour Avenue, Nashville, Davidson County, Tennessee and is more particularly described as follows:

> BEING Lot No.7 of Block "B" on the Map of Nashville Trust Company's Subdivision of the A.W. Shryer Property, of record in Book 843, Page 25, Register's Office of said County.
>
> SAID lot No.7 fronts 53 feet on the north side of Seymour Avenue and runs back between parallel lines 200 feet, along the easterly margin of Apex Street to a dead line in the rear.
>
> BEING the same property conveyed to May Frances Ward, James Dickerson and Ben Dickerson by the Clerk & Master of Davidson County, Tennessee pursuant to Affidavit of Heirship of record in Book 10464, Page 864, Register's Office for Davidson County, Tennessee.

RYG
Initials of Grantor

BEING the same property conveyed to Ronald L. Grant, Sr. by Quitclaim Deed from May Frances Ward, James G. Dickerson, and Ben Dickerson, Jr., of record in Instrument No. 200007110068807, Register's Office for Davidson County, Tennessee.

This is real property known as 837 Seymour Avenue, 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 Sr.
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, **20**18.
S. Chandler, **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

RL Grant
Initials of Grantor