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
071 16 0 251.00

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

20180118-0005320

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 1219 N. 7th Street, Nashville, Davidson County, Tennessee and is more particularly described as follows:

> Being parts of Lots Nos.259 and 260 on the Map of Oakwood Park, as of record in Book 421, Page 12, Register's Office for said County, and described as follows:
>
> Beginning at a point in the Easterly margin of North 7th. Street, 53.1 feet South of the South margin of Mile End A venue, said point likewise being 7 feet South of the comer of Lots 260 and 261; thence Easterly parallel to the line between said lots, 115 feet to a point which is SO feet West of the Westerly margin of an alley; thence Southerly parallel to the Westerly margin of said alley, 38 feet to a point; thence Easterly SO feet to the Westerly margin of said alley; thence with the margin of the same, Southerly 15 feet to the comer of Lots Nos.258 and 259; thence with the line between said two lots, Westerly 165 feet to the Easterly margin of North 7th.Street; thence with the margin of same Northerly 53 feet to the point of Beginning. Said lot was formerly improved and was known as 1219 N. 7th. Street, Nashville, Tenn. 37207.

RJG
Initials of Grantor

Being the same property quitclaimed to Paula Renee Evans by deed from Priscilla Lynn Evans of record in instrument, No. 20020JOS-0027463, Said Register's Office.

Being the same property conveyed to Ronald L. Grant, Sr. by Deed from Paula Rene Evans, of record in instrument No. 20020312-0031294, Register's Office of Davidson County, Tennessee.

This is real property known as 1219 N. 7th St., Nashville, 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
$ _____
_____, **Affiant**
Subscribed and sworn before me this the
18th **Day of** Jan, **20**18
D. 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, 20 17.

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