Bill Garrett Davidson County
Batch# 61714 DEEDQC
02/22/2018 04:07:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20180222-0017133

STATE OF TENNESSEE
COUNTY WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF FEBRUARY, 2018.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES WITHOUT BENEFIT OF A TITLE SEARCH BY

LEHMAN TITLE & ESCROW, LLC 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

Lehman Title & Escrow, LLC makes no representations or warranty for the information contained herein.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ro'sieyah Israel	NEW OWNER	83-6-398
(NAME) 2010 Eastland Avenue	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

ROSIE M. ANDERSON NKA RO'SIEYAH ISRAEL AND ROWLAND K. ANKU

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RO'SIEYAH ISRAEL

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A lot or parcel of land in the 11th, formerly the 18th Civil District of Davidson County, Tennessee, described as follows:

Beginning on the Southerly margin of Eastland Avenue, formerly the Vaughn Pike, 43 feet East of the Easterly margin of North 19th Street, formerly Tillman Avenue, as the same is located on the map of McEwin Place, of record in Book 332, page 133, R.O.D.C., Tennessee; thence with the Southerly margin of Eastland Avenue, Eastwardly 50 feet; thence at right angles Southwardly 180 feet to the Northerly margin of a proposed alley, thence with said alley Westwardly 50 feet; thence at right angles Northwardly 180 feet to the beginning.

Being the same property conveyed to Rosie M. Anderson, married, by Warranty Deed from Anna Bobbette Stout, married, recorded on July 20, 1999, recorded in Book 11579, Page 490, Register's Office for Davidson County, Tennessee. Rosie M. Anderson now unmarried is known as Ro'sieyah Israel. The said Rowland K. Anku joins in this conveyance as to his interest in the property if any.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

unimproved ☐

This is improved ☒ property, known as 2010 Eastland Avenue, Nashville, Tennessee 37206

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 15 day of February, 2018.

Rosie M Anderson nka Rosieyah Israel
Rosie M. Anderson, n.k.a. Rosieyah Israel

Rowland K. Anku

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Rosie M. Anderson, n.k.a. Rosieyah Israel** ,the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument by herself/himself as their own free act and deed.

Witness my hand and official seal this 15 day of February, 2018.

Commission expires: 1-26-21

JEFFREY M. KEY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires Jan. 26, 2021

Notary Public

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a notary public in and for said State and County, **Rowland K. Anku**,the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument by herself/himself as their own free act and deed.

Witness my hand and official seal this 12 day of February, 2018.

Commission expires:

Cora Turnley
Notary Public

CORA TURNLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021