Bill Garrett Davidson County
Batch# 65096 DEEDQC
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Fees: $17.00 Taxes: $0.00
20180305-0020519

Prepared by:
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P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

ADDRESS OF NEW OWNER:
Emma May Blakely
841 W Argyle Avenue
Nashville, TN 37203

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
105 09 0 366.00
105 09 0 365.00

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, and for the purpose of conveying all remainder rights, title and interest in my property while retaining a life estate, I, **EMMA MAY BLAKELY,** (a single individual) Grantor, do hereby quitclaim and convey unto my brother, **ALFONZ BLAKELY,** for his life if he survives me, and then to **SHARON BLAKELY, ALBERT BLAKELY, III, TONI BLAKELY** and **JOYCE TURAY,** their heirs and assigns, all remainder rights, title and interests in my property while retaining a life estate in the following described tracts or parcels of land in Davidson County, Tennessee, to wit:

Tract I:

BEING part of Lot No. 19 on the Waverly Land Company's Plan of Lots, called "Waverly Place" of record in Book 57, Page 95, Register's Office for said County, being Lot No. 2 on the unrecorded plan of the re-subdivision of said Lot No, 19 described according to a survey made by H.B. Fowlkes, Surveyor, January 1946, as follows:

BEGINNING on the southerly margin of Argyle Avenue at a point 130.7 feet east of the northeasterly margin of Elliott Avenue, said point being the corner of Lots Nos. 3 and 4, of said unrecorded plan; thence with the southerly margin of Argyle Avenue, eastwardly 80 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots southwardly 43.8 feet to the common corner of Lots Nos. 1,2 and 3; thence with the line between lots 2 and 3 southwestwardly 100 feet to the northeasterly margin of Elliott Avenue, the corner of Lots 2 and 4; thence with the line between said two lots northwardly 114 feet to the beginning.

BEING the same property conveyed to Emma May Blakely by deed from Florence B. Striegel and husband, Roy B. Striegel, of record in Book 4265, Page 40, Register's Office for Davidson County, Tennessee.

This is improved property known as 841 W Argyle Avenue, Nashville, TN 37203

Tract II:

BEING Part of Lot 19 on the Plan of Waverly Place as of record in Plat Book 57, Page 95, Register's Office of Davidson County, and described according to a disposition survey of Thomas B. Lee, Surveyor, dated April 23, 1976.

BEGINNING at an iron pin in the southerly margin of Argyle Avenue; thence South 5 deg. 58 min. 47 sec. West, 104.20 feet to an iron pin in the easterly margin of Elliott Avenue; thence in a northerly direction with a curve to the left having a radius of 789.43 feet, a distance of 1.29 feet to an iron pin; thence continuing with said margin with a curve to the right having a radius of 92.80 feet a distance of 73.83 feet to an iron pin; thence North 6 deg. 37 min. 47 sec. East, 12.01 feet to an iron pin; thence with a curve to the right having a radius of 25.00 feet, a distance of 39.27 feet to an iron pin in the southerly margin of Argyle Avenue; thence with the margin of the same South 83 deg. 22 min. 13 sec. East, a distance of 2.6 feet to the point of beginning and containing 2,204 square feet, more or less.

BEING the same property conveyed to Emma May Blakely by deed from Metropolitan Development and Housing Agency, of record in Book 5072, Page 290, Register's Office for Davidson County, Tennessee.

This is unimproved property known as 0 Elliott Avenue, Nashville, TN 37203 (which adjoins Tract I as above described)

SAID property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand, on this 30th day of March, 2018.

Emma May Blakely
EMMA MAY BLAKELY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 3rd day of March, 2018, before me personally appeared **EMMA MAY BLAKELY.**, bargainor, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Monica D. Edwards
NOTARY PUBLIC

MONICA D. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS**.

Alfonzo Blakely
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 3rd day of March, 2018.

Monica D. Edwards
NOTARY PUBLIC

MONICA D. EDWARDS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2021