QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 71515 DEEDQC
03/21/2018 09:49:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180321-0026477

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Eahsha Cummins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF March, 2018

Notary Public

MY COMMISSION EXPIRES: 1/18/2022

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vennessia Louise Hines Rodas, et al	**New Owner**	
(NAME)	(NAME)	**059-14-0-071.00**
748 Moormans Arm		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, **EAHSHA CUMMINS,** hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **VENNESSIA LOUISE HINES RODAS, MELVIN COVINGTON, ANITA COVINGTON, SHIRA COVINGTON AND TREVOR COVINGTON,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 41 on the Plan of Haynes Manor, Section 1, as of record in Book 3600, page 85, Register's Office for Davidson County, Tennessee.

Said parts of Lot No. 41 fronts 65 feet on the northwesterly margin of Moorman's Arm Road and runs back between parallel lines 135 feet to a dead line measuring 65 feet thereon.

Being the same property conveyed to Beverly M. Hobbs, Trustee, by Quitclaim Deed from Clarence L. Covington, a single man, and Juanita S. Covington, a single woman, of record in Book 8046, Page 463, Register's Office for Davidson County, Tennessee, dated February 12, 1990 and recorded on February 15, 1990. Being the same property conveyed to Clarence L. Covington and Juanita S. Covington and to the survivor of such persons by Quitclaim Deed from Beverly M. Hobbs, Trustee, of record in Book 8046, Page 463, Register's Office for Davidson County, Tennessee, dated February 12, 1990 and recorded on February 15, 1990.

The said Juanita S. Covington died on February 21, 1994, leaving Clarence Covington as surviving tenant by the entirety. Clarence Covington died testate on January 26, 2011 as of record in Case No. 11P457, in the Seventh Circuit

Court for Davidson County, Tennessee (Probate Division), devising said property to Anita Covington, Vennessia Louise Hines Rodas (also known as Venessia Louise Hines), Melvin Covington and Raymond Lewis Covington (also known as Raymond Louis Covington) per Clarence Covington's Last Will and Testament.

The said Raymond Lewis Covington (also known as Raymond Louis Covington) having since died intestate on May 23, 2012, leaving his interest in said property to his children, Shira Jolayne Covington (formerly known as Shira Cummins Covington) and Trevor Covington, as his sole heirs at law.

The Grantor herein, Eahsha Cummins, does hereby declare that she is not the biological child of, nor an heir at law of, the said Raymond Lewis Covington. As Grantor was listed as a daughter of the said Raymond Lewis Covington in the Small Estate Affidavit of record in Case No. 13P325 in the Seventh Circuit Court of Davidson County, Tennessee (Probate Division), Grantor does hereby execute this deed to convey unto the Grantees herein any interest she may have in said property. Eahsha Cummins is one and the same as the Eahsha Cummins Covington stated in said probate case.

The said property being the subject of an Order to Sale as of record in Case No. 17-450-II, in the Chancery Court for Davidson County, Tennessee.

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

This is **improved** property known as: **748 Moormans Arm Rd, Nashville, TN 37207**

Witness my hand this the 19 day of March, 2018

Eahsha Cummins

Eahsha Cummins

STATE OF ~~TENNESSEE~~ Rutherford)
COUNTY OF ~~DAVIDSON~~)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Eahsha Cummins**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on this the 19th day of March, 2018

S. Sherrill

NOTARY PUBLIC

S. SHERRILL STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My Commission Expires: 1/22/18

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN 37212