COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 4 Daphne Grant, Affiant
Subscribed and sworn before me this the
10 Day of April, 2018.
Rebecca Varela, Deputy Register

Bill Garrett Davidson County
Batch# 79327 DEEDQC
04/10/2018 12:00:27 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20180410-0033708

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:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER
Ronald Grant, Sr.	Ronald Grant, Sr.	092 06 0 196.00
825 Hillview Heights	825 Hillview Heights	
Nashville, TN 37204	Nashville, TN 37204	

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, Rosalind Grant (hereinafter "the Grantor"), do hereby convey, transfer, remise, release, relinquish, and quitclaim to Ronald Grant, Sr. (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 906 28th Avenue North, Nashville, Davidson County, Tennessee and is more particularly described as follows:

> Being Lot No.2 on an unrecorded Map showing the survey of Lots Nos. 1 and 2 on the Plan of Carrick's Subdivision of Block "L" of the Heffernan Property, not of records, and described according to a copy of a survey made by Lewis D. Justice, April 13, 1945, as follows:
>
> Said lot fronts 31.4 feet on the easterly side of 28th Avenue North and runs back between parallel lines, parallel to and 51 feet north of Herman Street, 87 feet to the west line of Lot No.3 of said Carrick's Plan.
>
> Included but specifically excluded from said property in that property conveyed to the State of Tennessee by deed of record in Book 4181, Page 534, Register's Office for said county, as follows:

R. G
Initials of Grantor

Beginning at a point in the easterly margin of 28th Avenue, said point being the common comer between Lots 2 and 3 on the unrecorded map showing the survey of Lots Nos. 1 and 2 of the plan of Carrick's Subdivision of Block "L" of the Heffernan Property, not of record in described according to copy of a survey made by Lewis D. Justice, April 13, 1945; thence with the common line between said Lots 2 and 3, N 78 deg. 19'04" E 9.98 feet to a point; then S 10 deg. 31 '42" E 14.41 feet to a point; thence S 79 deg. 28'18" W 10.20 feet to a point in the easterly margin of 28th Avenue; thence with the easterly margin of 28th Avenue and the westerly boundary of said Lot 2, N 9 deg. 39' 16" W 14.21 feet to a point of beginning, containing 144 square feet, more or less.

Being the same property conveyed to Nora Dickerson by deed from Cassie Mai Cooper, a widow, et al. of record in Book 8509, Page 340, RODC. The said Nora Dickerson having since died.

Being the same property conveyed by Warranty Deed to Verleon Grant by May Frances Ward, James G. Dickerson, Ben Dickerson, and Ann L. Dickerson, recorded in Book 10216, Page 732, RODC.

Being the same property conveyed by Quitclaim Deed to Ronald Louis Grant, Sr. from Verleon Grant, of record in Book 10861, Page 883, Register's Office, Davidson County, Tennessee.

This is real property known as 906 28th Avenue North, 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.

Initials of Grantor

IN WITNESS WHEREOF, I have signed my name this the 18th day of Dec, 2017.

ROSALIND GRANT, GRANTOR

The actual consideration and/or value, *whichever is greater*, for this transfer is Zero Dollars ($0.00).

ROSALIND GRANT, 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 **ROSALIND 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 herself to be the named person, and that she executed the foregoing instrument for the purposes therein contained as her 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 18th day of December, 2017.

CHARLES MICHAEL ROBINSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 12-7-2020

NOTARY PUBLIC

My Commission Expires: 12-7-20

Initials of Grantor