The actual consideration or true value, whichever is greater for this transfer is $ 0

Affiant

Subscribed and sworn before me this the 10 Day of April, 2018.

Deputy Register

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

20180410-0033709

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 0 557.00
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 725 27th Avenue North, Nashville, Davidson County, Tennessee and is more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot No. 24 on the Map of J. W. Turner's subdivision of Lot No. 21, Boyd McNairy Plan of record in Book 57, page 129, Register's Office for said County,
>
> Said Lot No. 24 fronts 50 feet on the westerly side of Lena Avenue, now 27th Avenue North, and runs back between parallel lines 184 feet to an alley.
>
> Being the same property conveyed to Clarence Dickerson by deed from James W. Mitchell of record in Book 9256, page 203, Register's Office for Davidson County, Tennessee.
>
> The said Clarence Dickerson having since died, leaving May Frances Ward, James Dickerson and Ben Dickerson as his heirs at law as established by an Affidavit

Initials of Grantor

of Heirship of records in Book 10464, page 864, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to James W. Mitchell by Will of Fannie H. Cherry, deceased, recorded in Will Book 108, page 569.

Being the same property conveyed to Rosalyn L. Grant by Warranty Deed from May Frances Ward, James G. Dickerson, Ben Dickerson and wife, Ann L. Dickerson, of record in Book 10679, page 641, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Ronald Louis Grant, Sr. by Quitclaim Deed from Rosalyn L. Grant, of record in Book 11518, Page 300.

This is improved property known as 725 27th Avenue North, Nashville, Davidson County, Tennessee 37208.

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 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

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 **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