# QUITCLAIM DEED

Bill Garrett Davidson County
Batch# 83755 DEEDQC
04/23/2018 02:10:40 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20180423-0038072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF April, 2018

Notary Public

MY COMMISSION EXPIRES: 8/20/2019

(AFFIX SEAL)

WILLIAM E GROVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

**THIS INSTRUMENT WAS PREPARED BY (and return to):**

**Rudy Title & Escrow, LLC**
**2012 21st Avenue South**
**Nashville, TN 37212**

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Tomeka Peebles** (NAME) | **Same** (NAME) | |
| **209 Cleveland Street** (ADDRESS) | (ADDRESS) | **Map 82-3 Parcel 156** |
| **Nashville, Tennessee 37207** (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(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

**VANESSA PEEBLES, TRESSA DODSON, NORMAN PEEBLES, TONEY PEEBLES, TOMEKA PEEBLES, BOBBY PEEBLES** ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

**TOMEKA PEEBLES** ("GRANTEE")

HIS/HER/ITS/THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

**BEING LOT NO. 3 AND THE WESTERLY I 0 FEET OF LOT NO. 2 ON THE PLAN OF THE BENEDICT LAND COMPANY'S SUBDIVISION OF THE LINDSLEY TRACT, AS OF RECORD IN BOOK 332, PAGE 40, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

**SAID LOT NO. 3 AND THE WESTERLY PART OF LOT NO. 2 FRONT TOGETHER 60 FEET ON THE NORTHERLY SIDE OF CLEVELAND STREET AND RUN HACK BETWEEN PARALLEL LINES 150 FEET TO AN ALLEY.**

BEING THE SAME PROPERTY CONVEYED TO **SHIRLEY PEEBLES AND MIKE PEEBLES, AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP** BY QUITCLAIM DEED FROM **SHIRLEY PEEBLES**, OF RECORD IN INSTRUMENT NUMBER **20100528-0041356**, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID SHIRLEY PEEBLES HAVING SINCE DIED ON 12/01/2011 HER INTEREST IN THE SAID PROPERTY VESTING AT HER DEATH IN MIKE PEEBLES AS SURVIVING JOINT TENANT BY RIGHT OF SURVIVORSHIP.

FURTHER, THE SAID MIKE PEEBLES HAVING SINCE DIED INTESTATE ON 11/27/2017, HIS INTEREST IN THE SAID PROPERTY VESTING IN HIS HEIRS AT LAW **VANESSA PEEBLES, TRESSA DODSON, NORMAN PEEBLES, TONEY PEEBLES, TOMEKA PEEBLES,** AS EVIDENCED BY AFFIDAVITS OF HERSHIP OF RECORD IN INSTRUMENT NUMBERS 20180423-0038070 AND 20180423-0038071, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

**THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.**

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **209 Cleveland Street, Nashville, TN 37207**

Witness our hands this the 10th day of April, 2018.

**VANESSA PEEBLES**

**TRESSA DODSON**

**NORMAN PEEBLES**

**TOMEKA PEEBLES**

**BOBBY PEEBLES**

**TONEY PEEBLES**

STATE OF TN )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VANESSA PEEBLES**, 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, this the 9th day of April, 2018.

Notary Public

My Commission Expires: My Commission Expires January 3, 2022

RACHEL A JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TRESSA DODSON**, the within named 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.

Witness my hand and official seal, this the 9th day of April, 2018.

Notary Public

My Commission Expires: My Commission Expires January 3, 2022

RACHEL A JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **NORMAN PEEBLES**, 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, this the 11th day of April, 2018.

Notary Public

My Commission Expires: My Commission Expires January 3, 2022

RACHEL A JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TN )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TOMEKA PEEBLES**, the within named 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.

Witness my hand and official seal, this the 10th day of April, 2018.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF Tennessee )
COUNTY OF Davidson )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **BOBBY PEEBLES**, the within named 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.

Witness my hand and official seal, this the 9th day of April, 2018.

Notary Public

My Commission Expires: Nov 5, 2018

KESHA FORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
My Commission Expires Nov. 5, 2018

STATE OF TN )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **TONEY PEEBLES**, 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, this the 10th day of April, 2018.

Notary Public

My Commission Expires: 7-6-2020

KATHERINE VINCENT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY