Bill Garrett Davidson County
DEEDQC
Batch# 118684 6 pgs
07/19/2018 04:27:42 PM
Fees: $32.00 Taxes: $0.00
20180719-0070693

Quitclaim Deed

RECORDING REQUESTED BY Frances Southall and Alisa Southall

AND WHEN RECORDED MAIL TO:
2311 14th Ave. N.
Nash., TN 37208
, Grantee(s)

Consideration: $ 1.00
Property Transfer Tax: $ —
Assessor's Parcel No.: 081 03 0 056.00
PREPARED BY: Frances Southall certifies herein that he or she has prepared this Deed.

Frances Southall
Signature of Preparer

Frances Southall
Printed Name of Preparer

July 12, 2018
Date of Preparation

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Affiant
Subscribed and sworn before me this the 19 Day of July, 2018.
, Deputy Register

THIS QUITCLAIM DEED, executed on July 12, 2018 in the County of Davidson, State of Tennessee by Grantor(s), Andre Alphonso Southall, whose post office address is 148 Oak Park Dr. Nash., TN 37207, to Grantee(s), Frances Southall and Alisa Southall, whose post office address is 2311 14th Ave N.,

WITNESSETH, that the said Grantor(s), Andre Alphonso Southall, for good consideration and for the sum of One dollar —00/100 ($ 1.00) paid by the said Grantee(s), the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the said Grantee(s) forever, all the right, title

interest and claim which the said Grantor(s) have in and to the following described parcel of land, and improvements and appurtenances thereto in the County of Davidson, State of Tennessee and more specifically described as set forth in EXHIBIT "A" to this Quitclaim Deed, which is attached hereto and incorporated herein by reference.

IN WITNESS WHEREOF, the said Grantor(s) has signed and sealed these presents the day and year first above written. Signed, sealed and delivered in presence of:

GRANTOR(S):

Signature of Granter

André A. Southall
Print Name of Grantor

Joseph P. Southall
Signature of First Witness to Grantor(s)

Joseph P. Southall
Print Name of First Witness to Grantor(s)

Signature of Second Grantor (if applicable)

Print Name of Second Grantor (if applicable)

Signature of Second Witness to Grantor(s)

Tiffany Wilson
Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Frances Southall
Signature of Grantee

FRANCES Southall
Print Name of Grantee

Joseph P. Southall
Signature of First Witness to Grantee(s)

Joseph P. Southall
Print Name of First Witness to Grantee(s)

Alisa Southall
Signature of Second Grantee (if applicable)

Alisa Southall
Print Name of Second Grantee (if applicable)

Signature of Second Witness to Grantee(s)

Tiffany Wilson
Print Name of Second Witness to Grantee(s)

tax bills to:
2311 14th Avenue N.
Nash, TN 37208

NOTARY ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On July 15, 2018, before me, Leo Ronald Summers Sr, a notary public in and for said state, personally appeared, _____

_____

who are known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to the within instrument and acknowledged to me that they executed the same in their authorized capacities, and that by their signatures on the instrument the persons, or the entity upon behalf of which the persons acted, executed the instrument.

WITNESS my hand and official seal.

Leo Ronald Summers Sr

Signature of Notary

Affiant Known ✓ Produced ID _____

Type of ID _____ (Seal)

Sworn to this 15th day of July 2018

Leo Ronald Summers Sr

LEO RONALD SUMMERS SR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires November 8, 2021

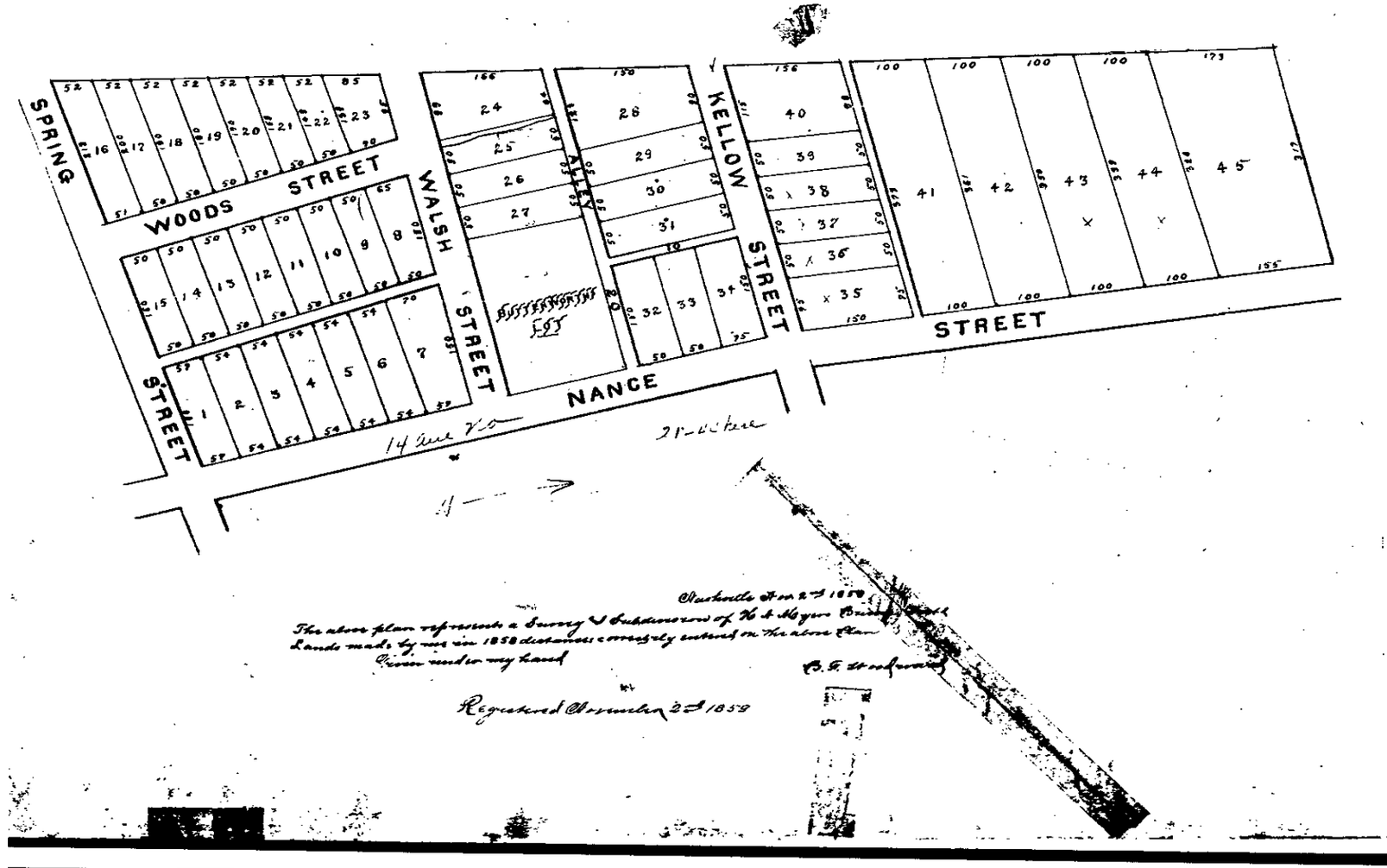
Exhibit "A"

Map & Parcel: 081 03 0 056.00

Location 2311 14th ave N.

Legal Description: PT LOT 33 & LOT 34
HN MYERS
HN MYERS

H.N. Myers Plan Nashville



Nashville Jan 2nd 1859

The above plan represents a Survey & Subdivision of Lot 4 Mayes Land made by me in 1858 distances correctly entered on the above Plan Given under my hand

B. F. Hawkins

Registered November 2nd 1859

Mary G. Southall
2219 - 14th Ave, N.

Mail tax statements to Community Federal Savings & Loan Assn, 2430 Jefferson St. Nashville, Tenn 37208

TENNESSEE TITLE COMPANY

For and in consideration of the sum of Ten ($10.00) BOOK 3809 PAGE 936
& 00/100---------- DOLLARS

cash in hand paid by Mary G. Southall(widow)

hereinafter referred to as the GRANTEES, and other good and valuable considerations, receipt of which is hereby acknowledged, we, Garfield Southall and wife, Annie M. Southall

hereinafter referred to as the GRANTORS have bargained and sold, and by these presents do transfer and convey unto the said GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 7.5 feet of Lot No. 32 and the southerly 42.5 feet of Lot No. 33 on the Plan of H. N. Myers Subdivision, as of record in Book 21, page 48, Register's Office for said County, and more particularly described as follows: BEGINNING at a point in the westerly margin of 14th Avenue North, said point being 82.5 feet southerly from Kellow Street and 7.5 feet southerl from the southeast corner of Lot No. 34 on said Plan; thence southerly along the westerly margin of said 14th Avenue North 50 feet to a point in said Avenue, 7.5 feet southerly from the northeast corner of Lot No. 32 on said plan; thence westerly and parallel to the north line of said Lot No. 32, 150 feet to a point in the easterly line of an alley; thence northerly 50 feet to a point 7.5 feet southerly from the southwest corne of Lot No. 34 of said Plan; thence easterly parallel to the south line of said Lot No. 34, 150 feet to the point of beginning. Said tract is improved and known as 2210-14th Ave. N. Nashville, Tennessee and is Parce No. 8D-W10-3160 for Lt.32; 8d-W10-3165 for Lt.33 and 8D-W10-3170 for Lt. 34 in the County Tax Assessors Office. Being property conveyed to Garfield Southall and wife, Annie M. Southall, by deed from Bankers Secu ities Trust Company, as of record in Book 946, page 44, said Register's Office. Send tax statements to Community Federal Savings & Loan Associ- ation, 2430 Jefferson Street, Nashville, Tennessee 37208.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever. And we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. And we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns against the lawful claims of all persons, whomsoever.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 1st day of September, 1964.

Garfield Southall
Garfield Southall

Annie M. Southall
Annie M. Southall

STATE OF TENNESSEE
DAVIDSON COUNTY

Personally appeared before me, Violet Martin, a Notary Public in and for said County and State, the within named Garfield Southall and wife, Annie M. Southall

STATE TAX $ 5.05
PROBATE .50
TOTAL $ 5.55

the bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville SEP 9 1964, Tennessee, this 1st day of September, 1964.

R. E. WORRALL
COUNTY COURT CLERK
DAVIDSON COUNTY, TENN.

My Commission expires January 30, 1966

Violet Martin
Notary Public.

PAID SEP 9 1964

TENNESSEE TITLE COMPANY

LT

TENNESSEE

49598

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

SEP 9 4 17 PM '64

NOTED: BOOK 112 PAGE 12
RECORDING FEE $ 2.50
DEP. REG. 2

Warranty Deed

From GARFIELD SOUTHALL, ET UX

To MARY G. SOUTHALL(widow)

Prepared by
LAND TITLE INSURANCE CORPORATION
Richmond, Virginia