Prepared By

Valencia Martin

4735 Briarwood Dr.

Chattanooga, Tennessee

37416

Karen Y Johnson Davidson County
Batch# 153297 **DEEDQC**
10/22/2018 04:29:55 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20181022-0104736

After Recording Return To
Send Tax Bills To:

Valencia Martin

4735 Briarwood Dr.

Chattanooga, Tennessee

37416

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00 **, Affiant**
Subscribed and sworn before me this the
22 **Day of** October **, 20** 18.
, Deputy Register

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

State of Tennessee

Davidson County

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of One-Dollar ($1.00) and/or other valuable consideration to the below in hand paid to:

Esther Gardner, a single individual, residing at 1431 Huffine St, Nashville, Tennessee, 37216.
James Gardner / deceased

The receipt whereof is hereby acknowledged, the undersigned hereby conveys and quitclaims to:

Gwendolyn Simon, a married individual, residing at 101 Garden Hill Rd., Summerville, South Carolina, 29483

Valencia Martin, a married individual, residing at 4735 Briarwood Dr., Chattanooga, Tennessee, 37416

James Gardner Jr., a married individual, residing at 4286 Brick Church Pike, Nashville, Tennessee, 37207

Lura Davis, a single individual, residing at 1330 Corland Dr., Nashville, Tennessee, 37115

(hereinafter called the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Young's Subdivision of Lots 25 to 29, inclusive, on Keller's Subdivision of the Maxey Home Place and tract between Litton Avenue and McGavock Pike, shown on and described according to a Revised Plat made March 20, 1949 by Harvey Gee, as follows: BEGINNING on the westerly margin of Huffine St. at the corner of Lots 20 and 21; thence westerly with the line between said lots, 218.9 feet; thence south 18• 31' west 101.7 feet to a monument in the rear line of Lot No.17; thence easterly along the rear line of Lot No. 17 and the north line of Lot No. 19, 232.8 feet to the westerly margin of Huffine Street; thence north with said Street, 50 feet to the point of beginning. (This tract is improved and is known as 1431 Huffine St., Nashville, Tennessee.) Being the same property conveyed to Walter Irwin, Jr., and wife Hazel Marie Irwin, by deed from Thomas Alton Bassham and wife Dorothy E. Bassham as of record in Book 3977, page 356, Register's Office for Davidson County, Tennessee. Source of Title: Book 4244 Page 255

To have and to hold, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever for the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

J.D.

Grantor's Signature Esther Gardner Date October 22nd 2018

Print Name: Esther Gardner

Address: 1431 Huffine St, Nashville, Tennessee, 37216

In Witness Whereof,

Date October 22nd 2018

Witness's Signature

Joshua David

Name of Witness

1330 Coreland Drive

Street Address

Madison, TN 37115

City, State, Zip Code

State of Tennessee)

County of Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Esther Gardner whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 22 day of October, 2018.

K D Syber (SEAL)

Notary Public

My Commission Expires: Sept 7, 2021

KEVIN D. SYKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY