THIS INSTRUMENT PREPARED BY:

Limestone Title and Escrow, LLC

580 Franklin Road, Suite 203

Franklin, Tennessee 37069

Address New Owner(s)
2108 Eastwood Avenue
Nashville, Tennessee 37212

Send Tax Bills To:
New Owner

Map & Parcel Nos.:
105-13-39

Karen Y Johnson Davidson County
Batch# 158262 **DEEDQC**
11/13/2018 08:05:04 AM 1 pg
Fees: $12.00 Taxes: $0.00
20181113-0111306

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, I, **TAMIKO M. ANDERSON,** ("Grantor") does hereby quitclaim and convey unto **DORTHA JEAN GRAYS, JOANNE SEAGRAVES, MARY CAROLYN SEAGRAVES BOYD, MARTHA PATTERSON HAMMONDS AND WANDA PATTERSON 7/8 INTEREST** and convey unto **HENRY BROWN, YOLANDA SEAGRAVES, SHARUNDA SEAGRAVES AND JONATHAN ROBERTS 1/8 INTEREST**("Grantees"), their heirs and assigns, all of my Grantor's right, title and interest in and to a certain tract or parcel of land located in Davidson County, Tennessee and described as follows:

Land in Davidson County, Tennessee, being the southerly 48.0 feet of Lot No. 331 and the northerly 8-1/3 feet of Lot No. 332 on the Plan of the Re-Subdivision of part of Belmont Land Company's Subdivision called Belmont Heights, as of record in Book 421, Page 71, Register's Office for Davidson County, Tennessee.

Said part of said lots front together 56 1/3 feet on the easterly side of Eastwood Avenue and runs back between parallel lines, 140 feet to an alley.

Being the same property conveyed to James W. Patterson and wife, Mary S. Patterson, by Warranty Deed from Town and Country Realty Company, dated December 17, 1970 and recorded in Book 4468, Page 160, Register's Office for Davidson County, Tennessee.

James W. Patterson having since died leaving Mary S. Patterson the surviving tenant by the entirety. Mary S. Patterson having died intestate leaving the heirs Dortha Jean Grays, Joanne Seagraves, Mary Carolyn Seagraves Boyd, Martha Patterson Hammonds, Wanda Patterson, Alvis H. Seagraves, Jr. and Donald Wayne Patterson. Donald Wayne Patterson having died intestate leaving one heir Tamiko M. Anderson.

This is improved property known as **2108 Eastwood Avenue, Nashville, Tennessee 37212.**

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 31st **day of** October, 2018

TAMIKO M. ANDERSON

STATE OF TENNESSEE
COUNTY OF Davidson

On the 31st day of October, 2018, before me the undersigned Notary Public of the State and County, appeared Tamiko M. Anderson, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal on the 31st day of October, 2018.

My Commission Expires: 9-7-2020

NOTARY PUBLIC

JULIA L. COTTINGHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF
COUNTY OF

The actual consideration for this transfer is $1

AFFIANT

Subscribed and sworn to before me, this 31st day of October, 2018

NOTARY PUBLIC

My Commission Expires: 9-7-2020

JULIA L. COTTINGHAM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY