Karen Y Johnson Davidson County
Batch# 177243 DEEDQC
12/21/2018 02:56:30 PM 3 pgs
Fees: $18.00 Taxes: $43.68
20181221-0124557

31552

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Map and Parcel No:
105-09-0-212.00

The actual consideration or value, whichever is greater, for this transfer is $11,805.55.

Affiant

Subscribed and sworn to before me this 5th Day of December, 2018

Notary Public

My Commission Expires: March 3, 2020

M. TODD SANDAHL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT HAS BEEN PREPARED SOLELY FROM INFORMATION PROVIDED BY AND AT THE DIRECTION OF THE PARTIES TO THE TRANSACTION WITHOUT THE BENEFIT OF A TITLE SEARCH BY:

PETER WEISS, ATTORNEY AT LAW
Ortale Kelley law Firm
330 Commerce Street, Suite 110, Nashville, Tennessee 37201

ADDRESS OF OWNER AS FOLLOWS	SEND TAX BILLS TO:
Mary Lou Doss and husband, James W. Doss	**"OWNERS"**
(Name)	(Name)
4005 Ridgemont Drive	
(Street Address)	(Street Address)
Nashville, Tennessee 37207	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Charles Booker**, hereinafter called the "**Grantor**", do hereby quitclaim and convey all of my right, title and interest to, **Mary Lou Doss and husband, James W. Doss,** hereinafter called the "**Grantees**", their heirs, successors and assigns, in and to a tract or parcel of improved property located in Nashville, Davidson County, Tennessee, and more fully described as follows, to-wit:

Land in Davidson County, Tennessee being the West 45 feet of Lot No. 36 on the Map of Waverly Land Company's Plan of Lots, of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

SAID part of said lot fronts 45 feet on the north side of Caldwell Avenue and runs back between parallel lines 159 feet to an alley.

BEING all the same property conveyed to Nannie Bell Booker and sister, Hazel M. Booker, by Deed from Grace Applegate and husband, Jim Applegate, of record in Book 3532, Page 423, Register's Office for Davidson County, Tennessee. The said Hazel M. Booker having since died on May 23, 1997, and title to her one-half (1/2) undivided interest in the subject property having vested in her heirs-at-law, namely her brothers Willie L. Booker (AKA Willie L. Booker) and Turner Booker, and her sisters Eliza Pitts (AKA Eliza Washington), Nannie Bell Booker, Ethel Burruss (AKA Ethel Booker Burruss) and the heirs-at-law of the said Hazel M. Booker's deceased brother, Charlie Booker, who died on January 7, 1984 (preceding the said Hazel M. Booker in death), namely his sons, William Earl Booker and Charles Booker, and his daughter, Peggy Booker. The said Peggy Booker having since died on December 23, 2003, and her interest having vested in her son, Aaron Booker, as her sole heir-at-law. The said Turner Booker having conveyed all his interest to Nannie Bell Booker, by Deed of record in Book 10606, Page 689; Ethel Burruss having conveyed all her

interest to Nannie Bell Booker, by Deed of record in Book 10606, Page 687; Eliza Pitts (being one and the same person as Eliza Pitts Washington) having conveyed all her interest to Nannie Bell Booker, by Deed of record in Book 10606, Page 685; and Willie L. Booker having conveyed all his interest to Nannie Bell Booker, by Deed of record in Book 10606, Page 683, all in said Register's Office. The said Nannie Bell Booker died on July 21, 2017 devising her interest in said property to Mary Lou Doss and husband, James W. Doss, by the Last Will and Testament of Nannie Bell Booker, of record in File No. 17P-1702, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division and further by Executor's Deed of record in Instrument No. 20171211-0126034, said Register's Office.

This conveyance is subject to any and all restrictions and easements of record and matters set forth on the above plan of record. Real estate taxes for the current year have been prorated and shall be the responsibility of the Grantee herein.

The subject property is not now nor ever has been the principal place of residence of the Grantor herein.

Being improved property located at 1016 Caldwell Avenue, Nashville, Tennessee 37204.

Witness our hands this 5TH Day of DECEMBER ,2018.

Charles Booker

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Charles Booker**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 5TH Day of DECEMBER, 2018.

Notary Public

M. TODD SANDAHL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My commission expires: MARCH 3 2020

I, the undersigned, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

PETER WEISS

DEE RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMMISSION EXPIRES MAY 02, 2022

State of Tennessee)
County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, PETER WEISS who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 05/02/22

Notary Public