BOX #14

G#4817-2

QUITCLAIM DEED	State of Tennessee County of Davidson
Karen Johnson Davidson County Batch# 201856 DEEDQC 03/05/2019 08:47:56 AM 2 pgs Fees: $12.00 Taxes: $0.00 20190305-0019830	The actual consideration for this transfer is $ -0- Deborah D. Bridgeforth Affiant Subscribed and sworn to before me, this the 4th day of March, 2019. Katherine Goodson Notary Public My commission expires: March 10, 2019 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Angela Marie Armstrong and Nichelle Boarksdale	**"New Owners"**	**09207023800**
1944 Grants Pass		
Madison, TN 37115		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

Deborah Bridgeforth, a married woman, as to my 50% undivided interest

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Nichelle Boarksdale, a married woman, as to a 50% undivided interest

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Lot No. 17 on the Map of T. J. Harding's Subdivision of Lot No. 6 of the Elizabeth Harding Lytle Tract, as of record in Book 161, Page 11, Register's Office for Davidson County, Tennessee, and a strip of land immediately South of said lot described according to a survey made by S. R. Sanford, Jr., Surveyor, September 7, 1946, as follows:

BEGINNING on the easterly margin of 22nd Avenue North, formerly St. Charles Street, at the corner of Lot Nos. 17 and 18; thence, with the line between said two lots, eastwardly 125 feet to the westerly margin of an alley; thence, with said alley, southwardly 62.5 feet; thence, with fence line, westwardly 125 feet 7 inches; thence, northwardly 28 feet to the easterly margin of 22nd Avenue North; thence, with said Avenue, northwardly 22 feet to the BEGINNING.

BEING the same property conveyed to Robert Burns and wife, Jennie Burns, by Warranty Deed dated July 2, 1947, from R. O. Mallernee and wife, Julia L. Mallernee, of record in Book 1509, Page 61, Register's Office for Davidson County, Tennessee. The said Robert Burns and Jennie Burns now both being deceased, leaving the only Heir-at-Law Otis H. Burns.

FURTHER being the same property conveyed to Otis H. Burns and Deborah Bridgeforth, joint tenants with rights of survivorship, by Quitclaim Deed dated December 31, 2007, from Otis H. Burns, of record in Instrument No. 20080131-0009917, said Register's Office. The said Otis H. Burns died.

BEING the same property conveyed to Deborah Bridgeforth by Quitclaim Deed dated August 5, 2014, from Peggy Cunningham-Burns (widow of Otis H. Burns), of record in Instrument No. 20140805-0070402, said Register's Office.

SAID property further conveyed to Deborah Bridgeforth, a married woman, and Angela Marie Armstrong, an unmarried woman, by Quitclaim Deed dated October 12, 2016, from Deborah

Bridgeforth, a married woman, of record in Instrument No. 20161017-0109625, said Register's Office.

THE HEREIN DESCRIBED PROPERTY IS NOT THE PRINCIPAL PLACE OF RESIDENCE OF THE GRANTOR HEREIN.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **740 22nd Avenue North, Nashville, TN 37208**.

Witness my/our hand(s) this **4th** day of **March, 2019.**

Deborah Bridgeforth

Deborah Bridgeforth

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 **Deborah Bridgeforth, a married woman,** the 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 at Nashville, Tennessee, this **4th** day of **March, 2019.**

Katherine Goodson

Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires: March 10, 2019