Karen Johnson Davidson County
Batch# 269392 DEEDQC
08/09/2019 10:21:33 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20190809-0079464

New Owner Tax Bills to: Claude Grant Jr
+
Sherika Roby-Grant
3072 Sunnyview Drive
Nashville TN 37218

Quitclaim Deed

RECORDING REQUESTED BY Vanory Askew
AND WHEN RECORDED MAIL TO:
Claude Grant Jr + Sherika Roby-Grant Grantee(s)

Prepared by: Claude Grant Jr
3072 Sunnyview Drive
Nashville TN 37218

Consideration: $ 10
Property Transfer Tax: $ 0
Assessor's Parcel No.: 059050278.00
PREPARED BY: Claude Grant Jr certifies herein that he or she has prepared this Deed.

Claude P. Grant Jr — 7-17-2019
Signature of Preparer — Date of Preparation

Claude P. Grant Jr.
Printed Name of Preparer

THIS QUITCLAIM DEED, executed on 7-17-2019 in the County of Davidson, State of Tennessee
by Grantor(s), Vanory Askew,
whose post office address is 720 Joseph Ave 37207 Nashville TN.,
to Grantee(s), ~~Donald Son~~ Claude Grant Jr + Sherika Roby-Grant,
whose post office address is 3072 Sunnyview Drive Nashville TN 37218,

WITNESSETH, that the said Grantor(s), Vanory Askew,
for good consideration and for the sum of Ten Dollars
($ 10) 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 Grantor

Print Name of Grantor VaNory Askew

Signature of First Witness to Grantor(s)

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)

Print Name of Second Witness to Grantor(s)

GRANTEE(S):

Signature of Grantee

Print Name of Grantee Clark Grant Jr.

Signature of First Witness to Grantee(s)

Print Name of First Witness to Grantee(s)

Signature of Second Grantee (if applicable)

Print Name of Second Grantee (if applicable) Shereka · Roby · Grant

Signature of Second Witness to Grantee(s)

Print Name of Second Witness to Grantee(s)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
, **Affiant**
Subscribed and sworn before me this the 9 **Day of** Aug., 2019.
, **Deputy Register**

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NOTARY ACKNOWLEDGMENT

State of Tenn

County of Davidson

On July 17 2019, before me, J Henry Sherrell, a notary public in and for said state, personally appeared, J. Henry Sherrell Clyde R Grant Jr Wendy Bishop

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.

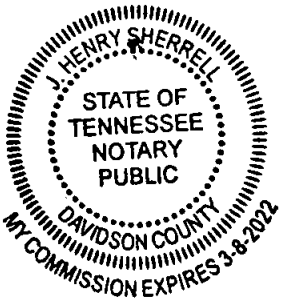
J Henry Sherrell

Signature of Notary

Affiant Known _____ Produced ID _____

Type of ID D.L.

(Seal)



Davidson County, TN
Assessor of Property

Unofficial Property Record Card

GENERAL PROPERTY INFORMATION

Map & Parcel: 059 05 0 278.00
Current Owner: ASKEW, VANORY
Mailing Address: 720 JOSEPH AVE
NASHVILLE, TN 37207
Zone: 4
Neighborhood: 3533

Location: 0 SUNNYVIEW DR
Land Area: 0.08 Acres
Most Recent Sale Date: 08/15/2012
Most Recent Sale Price: $467
Deed Reference: 20140421-0032944
Tax District: USD

CURRENT PROPERTY APPRASIAL

Assessment Year: 2019
Land Value: $1,200
Improvement Value: $0
Total Appraisal Value: $1,200

Assessment Classification*: RES
Assessment Land: $300
Assessment Improvement: $0
Assessment Total: $300

LEGAL DESCRIPTION

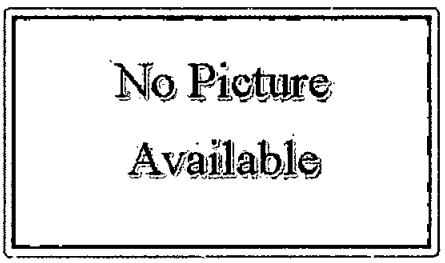
RES. PAR "A" BUENA VISTA EST SEC. 6

IMPROVEMENT ATTRIBUTES - **Card 1 of 1**

Building Type:
Year Built:
Square Footage: 0
Number of Living Units:
Building Grade:
Building Condition:

Rooms:
Beds:
Baths:
Half Bath:
Fixtures:

Exterior Wall:
Frame Type:
Story Height:
Foundation Type:
Roof Cover:





*This classification is for assessment purposes only and is not a zoning designation, nor does it speak to the legality of the current use of the subject property.

A tract of land in [illegible] nnessee, said tract being proposed Buena Vista Estates, Section Six that is more fully described as follows:

Beginning at a concrete monument in the easterly boundary of the herein described tract, the northwest corner of Lot 105, Buena Vista Estates, Section Two as of record in Book 3842, Page 257, Register's Office for Davidson County and proceeding as follows:

1. With the easterly boundary of the herein described tract South 17°-06' East a distance of 308.98' to a concrete monument, the southeast corner of the herein described tract, the northwest corner of Lot 101, Buena Vista Estates, Section Two and the northeast corner of Lot 100 Buena Vista Estates Section Three, of record in Book 4175, Page 139, Register's Office for said County; thence,

2. With the southerly boundary of the herein described tract and the northerly boundary of Buena Vista Estates, Section Three, South 72° - 55' West a distance of 314.98' to a concrete monument in the southerly boundary of the herein described tract, the northwest corner of Lot 99 Buena Vista Estates, Section Three and the northeast corner of Lot 129, Buena Vista Estates, Section Four, of record in Book 4300, Page 81, Register's Office for said County; thence,

3. Continuing with the southerly boundary of the herein described tract and the northerly boundary of Buena Vista Estates, Section Four, North 57° - 57' West a distance of 60.00' to a concrete monument; thence,

4. Continuing South 41° - 00' West a distance of 48.00' to a concrete monument; thence,

5. Continuing South 72°-55' West a distance of 222.10' to a concrete monument; thence,

6. Continuing South 80°-50' West a distance of 291.32' to a concrete monument; thence,

7. Continuing North 77°-26' West a distance of 288.44' to a concrete monument in the southerly boundary of the herein described tract, the northwest corner of Lot 140, Buena Vista Estates, Section Four; thence,

8. With the southerly and easterly boundary of the herein described tract and the westerly boundary of Lot 140, Buena Vista Estates, Section Four, South 25°-30' West a distance of 146.44' to a concrete monument in the northerly margin of Buenaview Boulevard and the southerly boundary of the herein described tract; thence,

9. With the southerly boundary of the herein described tract and the northerly margin of Buenaview Boulevard with a 286.77-foot radius curve to the right a distance of 58.12' to a point; thence,

10. Leaving the northerly margin of Buenaview Boulevard, South 37°-06' West a distance of 50.00' to a concrete monument in the southerly margin of Buenaview Boulevard and continuing 158.74' to a concrete monument for a total distance of 208.74'; thence,

11. South 3°-30' West a distance of 135.10' to a concrete monument; thence,

12. South 12°-59' East a distance of 251.67' through a concrete monument the southwest corner of Lot 145, Buena Vista Estates, Section Four, and the northwest corner of Lot 146, Buena Vista Estates, Section Five, of record in Book 4460, Page 22, Register's Office for Davidson County, Tennessee, a total distance of 295.00' to a concrete monument; thence,

13. South 32°-47' East a distance of 136.90' to a concrete monument; thence,

14. South 10°-46' East a distance of 103.74' to a concrete monument; thence,

15. South 9°-12' West a distance of 265.60' to a concrete monument in the southerly and easterly corner of the herein described tract, and the southwest corner of Lot 150, Buena Vista Estates, Section Five; thence,

16. North 86°-47'-49" West a distance of 586.87' to a point in the southwest corner of the herein described tract; thence,

17. North 8°-30'41" East a distance of 382.62' to a point; thence,

18. North 8°-37'-13" East a distance of 209.18' to a point; thence,

19. North 8°-23'-53" East a distance of 734.98' to a point in the northwest corner of the herein described tract and the southerly margin of proposed Briley Parkway; thence,

20. With the southerly margin of Proposed Briley Parkway with a 2015.55-foot radius curve to the left a distance of 873.12' to a point; thence,

21. Leaving the southerly margin of Proposed Briley Parkway North 71°-44'-54" East a distance of 737.43' to the northeast corner of the herein described tract; thence,

22. South 17°-32' East a distance of 302.58' to the point of beginning and containing 28.65 acres, more or less.

Being part of the property conveyed to H. Lynn Greer, Jr., Trustee, with full power to sell, mortgage, transfer, encumber, or otherwise convey without the joinder of any beneficiary, by deed from Mary Brainard Boyd, of record in Book 4168, Page 101, Register's Office for Davidson County, Tennessee.

This is unimproved property.

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 I do convenant with the said Grantees that I am lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same