Karen Johnson Davidson County
Batch# 277005 DEEDQC
08/27/2019 03:20:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20190827-0086449

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

ADDRESS OF NEW OWNER:
Daryl Black
4013 Kings Circle
Nashville, TN 37218

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
059 09 0 064.00

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, and for the purpose of conveying all remainder rights, title and interest in my property while retaining a life estate, I, **ANNA JUANITA BLACK,** (a single individual) Grantor, do hereby quitclaim and convey unto my son, **DARYL BLACK,** Grantee, his heirs and assigns, all remainder rights, title and interests in my property while retaining a life estate in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> **LAND** in Davidson County, Tennessee, being Lot No. 90 on the Plan of Haynes Estate, Section 2, as of record in Book 4175, Page 13, Register's Office for said County.
>
> **SAID** Lot No. 90 fronts 75 feet on the westerly side of Kings Circle and runs back between lines 148.85 feet on the northerly line and 156.43 feet on the southerly line to a line in the rear on which it measures 78.67 feet.
>
> **BEING** the same property conveyed to Anna Juanita Black by deed from Fred A. Hill and wife, Carolyn A. Bishop Hill, of record in Book 8714, Page 929, Register's Office for Davidson County, Tennessee.
>
> **This is improved property known as 4013 Kings Circle, Nashville, Tennessee 37218**

SAID property is conveyed subject to such limitations, restrictions and

encumbrances as may affect the premises.

IN WITNESS WHEREOF, I have hereunto set my hand, on this 27th day of August, 2019.

ANNA JUANITA BLACK

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 27th day of August, 2019, before me personally appeared **ANNA JUANITA BLACK,** 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.

Monica D. Edwards My Commission Expires: 09/07/2021

NOTARY PUBLIC

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS**.

AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 27th day of August, 2019.

Monica D. Edwards My Commission Expires: 09/07/2021

NOTARY PUBLIC

MONICA D. EDWARDS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY