PB LLG-0663

Karen Johnson Davidson County
Batch# 298510 DEEDQC
10/09/2019 01:20:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20191009-0103578

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Tammy Parsons Tonya Durham 3124 Ironwood Dr. Nashville, TN 37214	Same	96-10-207

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Tammy Smith NKA Tammy Parsons and Tonya Durham, heirs of Joan Ruth Davidson Ricketts and joined by executrix, Tammy Parsons,** by these presents does hereby quitclaim and convey unto **Tammy Parsons and Tonya Durham, tenants in common with right of survivorship,** their heirs, successors and assigns, their right, title and interest in and to the following described tract of land:

Land in Davidson County, TN, being Lot No. 788 on the Map of Clover Hill, Section X, as of record in Book 2331, page 57, Register's Office for said County.

Being the same property conveyed to Joan D. Ricketts, a single person, by Quitclaim deed from Daniel D. Hite, of record in Book 8308, Page 45, Register's office for Davidson County, Tennessee, dated December 11, 1990 and recorded on March 12, 1991.

Joan Ruth Davidson Ricketts having since died on September 13, 2018.

Being also known as 3124 Ironwood Dr., Nashville, TN 37214.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the 7 day of October 2019.

Affiant

My commission expires: 07-05-2021
(Affix Seal)

Notary Public

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 7 day of October 2019.

Heirs of the Estate of Joan Ruth Davidson Ricketts

Tammy Smith NKA Tammy Parsons

Tonya Durham

Tammy Parsons, Executrix

Tammy Parsons, Executrix

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Tammy Smith NKA Tammy Parsons* and Tonya Durham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 7 day of October 2019.

*individually and as Executrix.

Notary Public

My Commission Expires: 07-05-2021

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

True Copy Certification

I, **Angie Lawless**, 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.

Signature

State of **TN**
County of **Davidson**

Personally appeared before me, **J. Brandon Miller**, a notary public for this county and state, **Angie Lawless** who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5-2-22

J. BRANDON MILLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-02-2022