This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 299474 DEEDQC
10/10/2019 04:16:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191010-0104204

# QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Johnetta Darden, Linda Harrison, Kimberly Patterson, and Larry Brown** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Darnell Davis,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Map of a Subdivision of the West Part of Lot No. 2 of a Subdivision of The Harding Lytle Tract, as of record in Book 974, Page 52, Register's Office for Davidson County, Tennessee.

Said Lot No 16 fronts 50 feet on the north side of Albion Avenue and runs back between parallel lines 166 feet to an alley in the rear, measuring 50 feet thereon.

**Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.**

Being all or part of the same property conveyed to John N Davis and wife Vernell Davis by Warranty Deed of record at Book 1909, Page 431 in the Register's Office of Davidson County, TN. John N Davis died on September 13, 1993 leaving Vernell as the remaining tenant by the entirety. Vernell Davis died intestate on April 26, 2000 leaving Johnetta Darden, Darnell Davis, Linda Harrison, and Beverly Carol Brown as her living children per Affidavit of Heirship of record at Instrument No. 20191010-0104167 in the Register's Office of Davidson County, TN. Vernell Davis and John N. Davis had a son by the name of Larry Davis that predeceased them both on June 17, 1970 leaving no issue per Affidavit of Heirship of record at Instrument No. 20191010-0104169 in the Register's Office of Davidson County, TN. Beverly Carol Bown died on January 13, 2007 leaving two children, Kimberly Patterson and Larry Brown per Affidavit of Heirship of record at Instrument No. 20191010-0104166 in the Register's Office of Davidson County, TN.

*Sellers warrant that this property has not been used as their marital home or primary residence.*

IN TESTIMONY WHEREOF I/we have executed this instrument the 3rd day of October, **2019.**

Johnetta Darden — **Johnetta Darden**

Linda Harrison — **Linda Harrison**

Kimberly Patterson — **Kimberly Patterson**

Larry Brown — Larry Brown

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, a Notary Public in and for said state and county, **Johnetta Darden, Linda Harrison, Kimberly Patterson, and** Larry Brown, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 3 day of October, **2019.**

NOTARY PUBLIC

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

MY COMMISSION EXPIRES: 7-5-21

**For recording information only**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

Darnell Davis
AFFIANT

SUBSCRIBED AND SWORN before me this the 3rd day of October, 2019.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7.5.2021

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

| | |
|---|---|
| PROPERTY ADDRESS: | 2210 Albion St, Nashville, TN 37208 |
| TAX PARCEL NO.: | 092 03 0 146.00 |
| PROPERTY OWNER: | Darnell Davis |
| OWNER'S ADDRESS: | 2210 Albion St, Nashville, TN 3720 |
| MAIL TAX BILLS TO: | **Owner at Owner's Address** |

Certificate of Authenticity

I, Venikka Branch 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 Tennessee
County of Davidson

Personally appeared before me, Cari Allen a notary public for this county and state, Venikka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021