Karen Johnson Davidson County
Batch# 302539 DEEDQC
10/18/2019 08:35:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191018-0106738

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

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, **Geraldine Winfrey** ("Grantor"), a single woman , hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Geraldine Winfrey, a single person and LaBrina Winfrey, a single person,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

LAND in Davidson County, Tennessee, being Lot No. 54 on the Plan of Aldrich Heights, Section 3, of record in Plat Book 2663, page 49, Register's Office for Davidson County, Tennessee.

BEGINNING at a point on the southerly margin of Ewing Lane and running back 222.99 feet on the common line between Lots No. 48 and 54 to a point; thence westerly 157.19 feet across the rear; thence northerly 270 feet to the aforesaid margin of Ewing Lane; thence with said margin easterly 150 feet to the point of beginning.

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 Grantor herein by Deed of record at **Book 4954, Page 844** in said Register's Office. The said Joe V. Winfrey having since died on 01/16/2019, leaving Geraldine Winfrey as the remaining tenant by the entirety.

IN TESTIMONY WHEREOF I/we have executed this instrument the 17th day of **October, 2019.**

Geraldine Winfrey
Geraldine Winfrey

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Geraldine Winfrey,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this **17th** day of **October, 2019.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/2/23

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 17th day of **October, 2019.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/2/23

VENIKKIA BRANCH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

PROPERTY ADDRESS:	**504 Ewing Drive** **Nashville, TN 37207**
TAX PARCEL NO.:	**06001000500**
PROPERTY OWNER: OWNER'S ADDRESS:	**Geraldine Winfrey, LaBrina Winfrey** **504 Ewing Drive** **Nashville, TN 37207**
MAIL TAX BILLS TO:	**Owners at property 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