Karen Johnson Davidson County
Batch# 313422 DEEDQC
11/08/2019 10:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20191108-0115666

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)
The actual consideration or value, whichever is greater, for this transfer is $ 0 None

Subscribed and sworn before me this the 31st day of December 2018.

Phyllis Fite
Affiant

NOTARY PUBLIC

My commission expires: 01-08-2019

RICHARD HEDGEPATH JR NOTARY PUBLIC DAVIDSON COUNTY TENN

THIS INSTRUMENT WAS PREPARED BY: Richard Hedgepath, Attorney at Law, 810 Dominican Dr., Nashville, TN 37228 (615) 268-6575,

NEW OWNER	SEND TAX BILLS TO:	MAP & PARCEL
Nannie Crutcher	Same	081 11 0 282.00
1606 17th Ave. N.		
Nashville, TN 37208		

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and for the express purpose of conveying all of our interest in the subject property to our mother, Nannie Crutcher, We, William T. Fite, Phyllis Fite, Felicia Benjamin, Raymond K. Crutcher, hereinafter referred to as Grantors, by these presents do hereby quitclaim, transfer and convey all of our right, title, and interest unto Nannie Crutcher, hereinafter referred to as Grantee, all of our right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being the northerly 1/2 (one-half) of Lot 376, the Addition to the Town of McGavock, as in Book 21, Page 41, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Raymond O. Crutcher and Nannie B. Fite, "both unmarried" from Mary Lee Goggins, unmarried person, by warranty deed of record in Book 7832, page 152, in the Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

This is improved property known as: 1606 17th Ave., North, Nashville, Davidson County, Tennessee 37208.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Witness my hand this 14th day of ~~December~~ January 2018, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

William T. Fite

WILLIAM T. FITE - Grantor

Phyllis Fite

PHYLLIS FITE - Grantor

Felicia Benjamin

FELICIA BENJAMIN - Grantor

Raymond K. Crutcher

RAYMOND K. CRUTCHER – Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **WILLIAM T. FITE**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of ~~December 2017~~. January, 2018

Katrice M. Cloyd

NOTARY PUBLIC

My commission expires: September 10, 2018

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KATRICE M. CLOYD
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 10, 2018

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **PHYLLIS FITE**, the 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.

Witness my hand and official seal at Nashville, Tennessee, this 14 day of December 2017.

NOTARY PUBLIC

My commission expires: 01-08-2019

NOTARY PUBLIC RICHARD HEDGEPATH JR. DAVIDSON COUNTY TENN

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **FELICIA BENJAMIN**, the 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.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of ~~December 2017~~. January 2018.

Katrice M. Cloyd
NOTARY PUBLIC

My commission expires: September 10, 2018

KATRICE M. CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires September 10, 2018

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **RAYMOND K. CRUTCHER**, the bargainor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 14th day of ~~December 2017.~~ January, 2018

Katrice M. Cloyd
NOTARY PUBLIC

My commission expires: September 10, 2018

KATRICE M. CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires [illegible]

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

Certificate of Authenticity

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