Name and Address of New Owner:
Johnnie Louise Ross Jenkins
706 Ward Street
Nashville, TN 37207

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Map & Parcel No: 07109002800

Karen Johnson Davidson County
Batch# 317214 DEEDQC
11/19/2019 08:30:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20191119-0119019

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Marcus Baker, Denise Ross Lee, Sharricks Ross, Naton Jumper, Latonya Ross, Briana Ross, Johnnie Louise Ross Jenkins and Marvin Ross, Jr. , sole heirs at law of the Estate of Ella Louise Allison Lane,** "the Grantors," convey and quitclaim unto **Johnnie Louise Ross Jenkins,** "the Grantee," the following described real estate in Davidson County, Tennessee:

Being the northerly one-half (1/2) of Lot No. 115, and the northerly one-half (1/2) of Lot No. 116 on the Map of E.C. Scruggs' Subdivision called "Brooklyn Heights" of record in Book 332, page 140, Registers' Office for Davidson County, Tennessee.

Said Northerly one-half (1/2) of said Lot No. 115 fronts 70 feet on the east side of Haynes Street (formerly Page Street) and runs back between parallel lines with the southerly margin of an alley 46 feet to the west line of said northerly one-half (1/2) of said Lot No. 116 which measures 70 feet and runs back between parallel lines with the southerly margin of said alley 45 feet to the west line of Lot No. 117 on the Map of said E.C. Scruggs' Subdivision. Said northerly one-halves of said Lots Nos. 115 and 116 together comprise a single parcel fronting 70 feet on the east side of said Haynes Street and running back between lines with the southerly margin of said alley, 91 feet to said west line of Lot No. 117 on the Map of said E.C. Scruggs Subdivision.

Being the same property conveyed to Ella Louise Allison by Warranty deed from John Harvey Johnson dated 4/18/1961 and filed of record in Book 3219, page 599, in the Register's Office for Davidson County, Tennessee. Said Ella Louise Allison died on 6/14/2011 leaving Johnnie Helen Ross her sole heir at law. Johnnie Helen Ross died on 3/1/2017 devising property into Dennis Ross (died 12/5/2004 leaving Marcus Baker and Denise Ross lee his sole heirs at law), Tonya Ross (died on 2/7/2012 leaving Sharricka Ross, Naton Jumber, Latonya Ross and Briana Ross, her sole heirs at law), Johnnie Louise Ross Jenkins and Marvin Ross, Jr. her sole heirs at law. See Affidavit of Heirship dated 10/15/2019 and filed of record in Instrument No. 201911190119018, in the Register's Office for Davidson County, Tennessee.

improved Property known as: 1809 Haynes Street, Nashville, TN 37207

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 15th day of October, 2019.

_____(SEAL)
Marcus Baker

_____(SEAL)
Denise Ross Lee

_____(SEAL)
Sharricka Ross

_____(SEAL)
Naton Jumper

_____(SEAL)
Latonya Ross

_____(SEAL)
Briana Ross

_____(SEAL)
Johnnie Louise Ross Jenkins

_____(SEAL)
Marvin Ross, Jr.

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Marcus Baker, Denise Ross Lee, Sharricks Ross, Naton Jumper, Latonya Ross, Briana Ross, Johnnie Louise Ross Jenkins and Marvin Ross, Jr.**, the within named bargainors, 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 this 15th day of October, 2019.

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

_____
Notary Public
My commission expires: 11/5/2019

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $-0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this
15th day of October, 2019.

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

Notary Public
My commission expires: 11/5/2019

201911190119019

True Copy Certification

I, Connie Taylor, 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, Greg Fairbetter, a notary public for this county and state, Connie Taylor 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: 11/08/2021

GREG FAIRBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 8, 2021

Broker Title & Escrow, LLC
1404 17th Ave S
Nashville, TN 37212