QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 332034 DEEDQC
12/19/2019 09:18:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20191219-0130900

AJ-QCD-19-1707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

GABRIEL LUTZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ___ DAY OF December

Notary Public

MY COMMISSION EXPIRES: 10/2/2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
608 Shelby Ave
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dorothy Anderson	New Owner	
(NAME)	(NAME)	
1707 26th Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Dorothy Anderson f/k/a Dorothy P. Floyd**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto **Dorothy Anderson, unmarried, and Emma Lee, married, as joint tenants with right of survivorship**, hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, TN, being part of Lot No. 23 on the Map of Georgia Industrial Realty Co's. North Nashville property, as of record in Book 421, Page 188, Register's Office for said County.

Said part of Lot No. 23 fronts 54.87 feet on the westerly margin of 26th Avenue North, and extends back 163.7 feet on the northerly line and 163.82 feet on the southerly line, to a line in the rear on which it measures 53.74 feet.

Being the same property conveyed to Dorothy P. Floyd by Melvin H. Goldman and wife, Jackie Goldman by Warranty Deed of record in Book 4562, Pages 890-891, recorded December 20, 1971 in the Register's Office for Davidson, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is improved property known as: 1707 26th Avenue North, Nashville, Tennessee 37208.

Witness my hand this the 18 day of December, 2019.

Dorothy Anderson

Dorothy Anderson

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Dorothy Anderson**, the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 18 day of December, 2019.

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Laura Mitchell, 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, JORDAN T. MYERS, a notary public for this county and state, Laura Mitchell 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: 01-06-2020
Notary' Seal (if on paper)

JORDAN T MYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY