Karen Johnson Davidson County
Batch# 350286 DEEDQC
01/29/2020 02:29:30 PM 2 pgs
Fees: $13.00 Taxes: $37.00
20200129-0010708

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $10,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF January 2020

Notary Public

MY COMMISSION EXPIRES: 03/07/2023
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dorothy Dalton, Anthony L. Blackman, Malisha Goodner, Jewell A. Kinzer	**Same**	
(NAME)	(NAME)	**08115008200**
1414 22nd Avenue North		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

TRACY GULLATTE ("GRANTOR")

HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO

DOROTHY DALTON, Married ("GRANTEE")

HIS/HER/ITS/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, TENNESSEE, BEING LOT NO. 82 ON THE PLAN OF S. A. CHAMPION'S SUBDIVISION OF LOTS NOS. 85 TO 168, AND LOTS NOS. 169 TO 228 AND LOTS 235 TO 252, INCLUSIVE IN THE HARDING PLAN, OF RECORD IN BOOK 161, PAGE 132, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 82 FRONTS 50 FEET ON THE EASTERLY SIDE OF 22ND AVENUE NORTH, FORMERLY CHAMPION AVENUE, AND RUNS BACK BETWEEN PARALLEL LINES, 154.7 FEET TO AN ALLEY.

BEING THE SAME PROPERTY CONVEYED TO ANTHONY L. WINSTON, BY QUITCLAIM DEED FROM STEPHEN W. PILLOW, OF RECORD IN BOOK 9258 PAGE 307, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID ANTHONY L. WINSTON HAVING SINCE DIED INTESTATE ON 2/18/2013. **THE PROPERTY VESTING AT HIS DEATH IN ANTHONY L. BLACKMAN, MALISHA GOODNER, JEWELL A. KINZER, TRACY GULLATTE, AND DOROTHY DALTON AS EVIDENCED BY AFFIDAVIT'S OF HEIRSHIP OF RECORD IN INSTRUMENT NUMBERS** 20200129-0010599 **AND** 20200129-0010600 **, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.**

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1414 22nd Avenue North, Nashville, TN 37208**

Witness our hands this the 23 day of January, 2020.

Tracy Gullatte

Tracy Gullatte

STATE OF Tennessee)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tracy Gullatte**, the within named 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, this the 23 day of January, 2020.

William E. Groves

Notary Public
My Commission Expires: 03/07/2023

WILLIAM E GROVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-07-2023

True Copy Certification

I, John Gleaves, 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, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY