RECORD AND RETURN TO:
Magnolia Title & Escrow, Inc.
1104 Fatherland St.
Nashville, TN 37206

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 352855 DEEDQC
02/04/2020 10:14:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20200204-0012650

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF January, 2020.

NOTARY PUBLIC

My commission expires: 5/23/2023

D. Hardwick STATE OF TENNESSEE NOTARY PUBLIC

THIS INSTRUMENT PREPARED BY:
Magnolia Title & Escrow, Inc., 1104 Fatherland St., Nashville, TN 37206

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Valencia Martin 1431 Huffine St Nashville Tn 37216	NEW OWNER	072-07-0-198.00

FOR AND IN CONSIDERATION of the sum of TEN and NO/100 ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee(s), the undersigned, **Lura Davis, a single individual,** hereinafter called the Grantor(s), have quitclaimed and sold and by these presents do hereby remise, release and quitclaim unto **Esther Gardner, an unmarried individual,** her heirs and assigns, all of her right, title and interest in that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Property being known as 1431 Huffine Street Nashville TN 37216 and being described as follows:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Young's Subdivision of Lots 25 to 29, inclusive, on Keller's Subdivision of the Maxey Home Place and Tract between Litton Avenue and McGavock Pike, shown on and described according to a Revised Plat made March 20, 1949 by Harvey Gee, as follows:

Beginning on the Westerly margin of Huffine Street at the corner of Lots 20 and 21; thence Westerly with the line between said lots, 218.9 feet; thence South 18 degrees 31 minutes West 101.7 feet to a monument in the rear line of Lot No. 17; thence Easterly along the rear line of Lot No. 17 and the North line of Lot No. 19, 232.8 feet to the Westerly margin of Huffine Street; thence North with said Street, 50 feet to the point of beginning.

Being the same property conveyed to Gwendolyn Simon, a married individual, Valencia Martin, a married individual, James Gardner Jr., a married individual and Lura Davis, a single individual by Tennessee Quitclaim deed from Esther Gardner, a single individual of record in Instrument No. 20181022-0104736 Register's Office for Davidson County, Tennessee, dated October 22, 2018 and recorded on October 22, 2018.

Being also known as 1431 Huffine Street Nashville, Tennessee 37216.

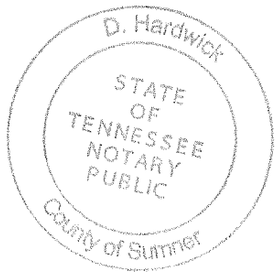
WITNESS OUR HAND, this 31st day of January, 2020

Lura Davis

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Lura Davis**, the bargainor(s), with whom I am personally acquainted (or proved to me his/her identity on the basis of satisfactory evidence) and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand this 31st day of January, 2020.



Notary Public

My commission expires: 5/23/2023

True Copy Certification

I, Leslie A. Garside, 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.

Leslie A. Garside
Signature

State of Tennessee

County of Davidson

Personally appeared before me, Marcy Morgan, a notary public for this county and state, Leslie A. Garside who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Marcy Morgan
Notary's Signature

MARCY MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2020

My Commission Expires: 3-3-20
Notary' Seal (if on paper)