Karen Johnson Davidson County
Batch# 371168 DEEDQC
03/11/2020 02:51:34 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20200311-0027471

Prepared by:
Monica D. Edwards, Esq.
P.O. Box 331548
Nashville, TN 37203
(615) 329-0370

ADDRESS OF NEW OWNER:
Ruby Jean Darden and
Janet D. Darden
1724 22nd Avenue, North
Nashville, TN 37208

SEND TAX BILLS TO:
SAME

MAP/PARCEL:
081 11 0 058.00

QUITCLAIM DEED

FOR LOVE AND AFFECTION and no monetary consideration, and for the purpose of conveying all remainder rights, title and interest in my property while retaining a life estate, I, **RUBY JEAN DARDEN,** (a widow) Grantor, do hereby quitclaim and convey unto my daughter, **JANET D. DARDEN,** her heirs and assigns, all remainder rights, title and interests in my property while retaining a life estate in the following described tract or parcel of land in Davidson County, Tennessee, to wit:

> **BEING** Lot No. 299 on the map of J.M.; T.J.; and G.W. Harding's plan of lots of record in Book 21, page 80, Register's Office of Davidson County, Tennessee.
>
> **SAID** lot fronts 50 feet on the east side of 22nd Avenue North and runs back between parallel line 150 feet to an alley.
>
> **BEING** the same property conveyed to George Darden, Jr. and wife, Ruby Jean Darden, by deed from Sarah Madelene Day Cannon and Rufus M. Cannon of record in Book 2878, Page 597, Register's Office for Davidson County, Tennessee; **THE** said George Darden, Jr. having since died.

This is improved property known as 1724 22nd Avenue North, Nashville, TN 37208

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

IN WITNESS WHEREOF, I have hereunto set my hand, on this 10th day of March, 2020.

Ruby Jean Darden, by
Drusilla L. Martin, Attorney-In-Fact

RUBY JEAN DARDEN, by
Drusilla L. Martin, Attorney-In-Fact

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 10th day of March, 2020, before me personally appeared Drusilla L. Martin, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the person who executed the foregoing instrument as Attorney-In-Fact on behalf of Ruby Jean Darden, and acknowledged that she executed the same as the free act and deed of the said Ruby Jean Darden for the purposes therein contained.

Monica D Edwards
NOTARY PUBLIC

MONICA D. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer is **NO ($-0-) DOLLARS.**

Drusilla L. Martin
AFFIANT

SUBSCRIBED and ***SWORN*** to before me on this the 10th day of March, 2020.

Monica D Edwards
NOTARY PUBLIC

MONICA D. EDWARDS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 09/07/2021