Karen Johnson Davidson County
Batch# 380735 DEEDQC
04/02/2020 09:02:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200402-0035276

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Mario Crite** ("Grantor"), an unmarried man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Mable Darden,** (Grantee), an unmarried woman all of his rights, title, and interests in the following described real property, to wit:

A tract of land in the City of Nashville, and being a part of the Scott's 5-acre Tract shown on the Plan of Lots of D. T. McGavock's Addition, of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee, and described as follows:

Beginning at a point in the west margin of Florence Street, now known as 12th Avenue, North, at the northeast corner of the property formerly owned by Lee Williams; thence along Williams' north line westerly 154 feet more or less to the easterly margin of an alley; thence with the margin of said alley northerly 54 feet to the southwest corner of the Alvester Merritt Lot; thence along Merritt's south line easterly 154 feet to the west margin of 12th Avenue North; thence with the margin of the same southerly 54 feet to the point of beginning.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Quit Claim Deed of record at Instrument Number **20170424-0040115** in said Register's Office.

IN TESTIMONY WHEREOF I have executed this instrument the 1st day of ~~March~~ VB April, 2020.

Mario Crite

Mario Crite

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Mario Crite,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 1st day of ~~March~~ VB April, 2020.

VB

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/2/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

C. Walsh

AFFIANT

SUBSCRIBED AND SWORN before me this the 1st day of ~~March~~ VB April, 2020.

VB

NOTARY PUBLIC

MY COMMISSION EXPIRES: 10/2/2023

VENIKKIA BRANCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY ADDRESS:	**1521 12th Ave N** **Nashville, TN 37208**
TAX PARCEL NO.:	08112018900
PROPERTY OWNER:	**Mable Darden**
OWNER'S ADDRESS:	**1521 12th Avenue North** **Nashville, TN 37208**
MAIL TAX BILLS TO:	**New Owner at Property Address**

Certificate of Authenticity

I, Venikka Branch, 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, Cari Allen a notary public for this county
And state, Venikka Branch 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: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021