**PREPARED FROM INFORMATION FURNISHED BY THE PARTIES.**

## QUITCLAIM DEED

PATRICIA NICHOLLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

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

E Valine Dennis

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF September, 2020.

Patricia Nicholls

Notary Public

MY COMMISSION EXPIRES: 3/6/24

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 20-0535

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NO.(S) |
|---|---|---|
| Evaline Dennis | OWNER | Map: 07115007000 |
| (NAME)<br>4036 Ames Drive | (NAME) | |
| (ADDRESS)<br>Nashville, TN 37218 | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 478598 **DEEDQC**
09/18/2020 01:08:47 PM 3 pgs
Fees: $17.00 Taxes: $0.00

20200918-0107270

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

**TRACY DENNIS, ARNESTO DENNIS, WILLIAM C. DENNIS, EVELYN DOBBINS, HEIRS OF THE ESTATE OF WILLIAM DENNIS**,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

**EVALINE DENNIS, UNMARRIED**,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A 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. 46, on the Plan of Eastmoreland Place, as of record in Book 161, Page 170, said Register's Office.

Said Lot No. 46 fronts 50 feet on the northerly side of Eastmoreland Street and runs back between parallel lines 140 feet, more or less to an alley.

Being the same property conveyed to William Dennis, Vernon Woodard & Thomas Brown, by deed of record in Book 8765, Page 959, Register's Office for Davidson County, Tennessee. The said William Dennis died intestate on March 16, 2017 leaving as Sole Heirs Evaline Dennis, Tracy Dennis, Arnesto Dennis, William C. Dennis, and Evelyn Dobbins. See also Affidavit of Heirship of record in Instrument No. 20200918-0107264, 20200918-0107265 Instrument No. 20200918-0107266, Instrument No. 20200918-0107267, 20200918-0107268 and Instrument No. 20200918-0107269, said Register's Office. See also, Probate No. 17P-675 of record in Probate Court of Davidson County, Tennessee.

This is improved property, known as 217 Eastmoreland Street, Nashville, TN 37207
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 28th day of July, 2020.

Tracy Dennis

Arnesto Dennis

Evelyn Dobbins

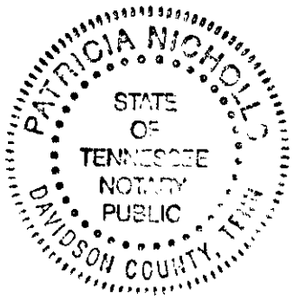
STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tracy Dennis, Arnesto Dennis, and Evelyn Dobbins, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 28th day of July, 2020.

My Commission Expires: 3/6/24

Notary Public



Witness my hand this 1st day of August, 2020.

William C. Dennis

GLORIA J LALONE
Notary Public - State of Michigan
Saginaw County
My Commission Expires Jul 6, 2022
Acting in the County of Muskegon

STATE OF MICHIGAN
COUNTY OF MUSKEGON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named William C. Dennis, with whom i am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this, 1st day of August, 2020.

My Commission Expires: 07/06/2022

Gloria J. LaLone
Notary Public