THIS INSTRUMENT PREPARED BY:

Bell & Alexander Title Services, Inc.
8110 Isabella Lane, STE. 200
Brentwood, TN 37027

Address New Owner(s) as follows:
1421 Greenwood Ave
Nashville, TN 37206

Send Tax Bill to:
Owner

Map-Parcel: 083-02-0 039.00

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 16th day of Oct., 2020.

Notary Public

My Commission Expires: 9-16-22

DIANA K GALL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Karen Johnson Davidson County
Batch# 497771 DEEDQC
10/19/2020 08:41:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20201019-0121077

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($0.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **WARREN EBANKS, AN UNMARRIED MAN**, HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENCE DO HEREBY CONVEY TO **WARREN EBANKS, AN UNMARRIED MAN AND GWEN MORGAN, AN UNMARRIED WOMAN**, HEREINAFTER CALLED GRANTEE(S), ITS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See Attached Exhibit A.

THIS IS IMPROVED PROPERTY KNOWN AS: 1421 Greenwood Ave, Nashville, TN 37206.

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

IN WITNESS WHEREOF, the undersigned have executed this instrument this 15 day of October, 2020.

Warren Ebanks

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 Warren Ebanks, the Grantor, 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 15 day of October, 2020.

My commission expires: 10-11-22

Notary Public

MICHELLE MARTIN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Exhibit A

Land in Davidson County, Tennessee, being the easterly 41 feet of Lot No. 3 and the westerly 11 feet of Lot No. 4 on the Plan of H. M. Doak's Subdivision, as of record in Book 332, page 22, Register's Office for said County.

Said parts of Lots 3 and 4 adjoin and front together 52 feet on the northerly side of Greenwood Avenue and run back between parallel lines 200 feet to an alley.

Being the same property conveyed to Warren Ebanks, a married man, from Robbie J. Ellison, a single person, by Warranty Deed dated October 6, 2017 of record in Instrument No. 20171009-0103218 Register's Office of Davidson County, Tennessee.

Being also known as 1421 Greenwood Ave, Nashville, TN 37206.