Karen Johnson Davidson County
Batch# 519406 DEEDQC
11/20/2020 09:56:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20201120-0136679

QUITCLAIM DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 05-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 2020.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Joann Bostic and Phyllis Cross	**Same**	**08207053000**
(NAME) **801 Joseph Avenue**	(NAME)	
(ADDRESS) **Nashville, TN 37207**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **JOANN BOSTIC, WIDOWED** ("GRANTOR") HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO **JOANN BOSTIC, MARRIED AND PHYLLIS CHERVETT CROSS, SINGLE AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT 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. 43 ON THE PLAN OF NASHVILLE HOUSING AUTHORITY SUBDIVISION, #1 OF RECORD IN BOOK 3700, PAGE 42, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 43 BEGINNING A POINT IN THE EASTERLY MARGIN OF JOSEPH AVENUE, AT THE COMMON DIVIDING LINE BETWEEN LOTS NOS. 42 & 43; THENCE EASTERLY ALONG SAID DIVIDING LINE 135.7 FEET TO A 20 FOOT ALLEY THENCE SOUTHERLY ALONG THE WESTERLY MARGIN OF SAID ALLEY 46.4 FEET TO A POINT; THENCE AROUND A CURVE 31.6 FEET TO A POINT IN THE NORTHERLY MARGIN OF HANCOCK STREET; THENCE WESTERLY ALONG THE NORTHERLY MARGIN OF SAID STREET 90.8 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE A DISTANCE OF 38.69 FEET TO A POINT IN THE EASTERLY MARGIN OF JOSEPH AVENUE; THENCE NORTHERLY ALONG THE EASTERLY MARGIN OF JOSEPH AVENUE 40.3 FEET TO THE POINT OF BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO JOANN GILBERT, BY QUITCLAIM DEED FROM CHARLES WATSON CROSS, OF RECORD IN INSTRUMENT NUMBER 20020122-0008574, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

JOANN GILBERT HAVING SINCE MARRIED, EDWARD B. BOSTIC JR., IS NOW KNOWN AS JOANN BOSTIC.

THE SAID EDWARD B. BOSTIC, JR. HAS SINCE DIED ON NOVEMBER 14TH, 2020, LEAVING ANY MARITAL INTEREST IN SAID PROPERTY TO JOANN BOSTIC.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **801 Joseph Avenue, Nashville, TN 37207**

Witness our hands this the 17th day of November, 2020.

JOANN BOSTIC

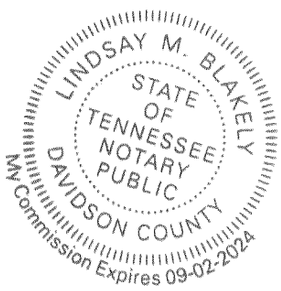
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 17th day of November, 2020.

Notary Public

My Commission Expires:



True Copy Certification

I, John Gleaves, 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, Gabriel Lutz, a notary public for this county and state, John Gleaves, 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: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY