Karen Johnson Davidson County
Batch# 563669 DEEDQC
01/28/2021 03:31:58 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20210128-0012938

RECORDING REQUESTED BY:
Devyn Jemall Williams

INSTRUMENT PREPARED BY:
Eugenia Elizabeth Lockridge
1609 Essex Ave. Nashville, TN 37216
Nashville, Tennessee 37208

(Above reserved for official use only)

RETURN DEED TO:
Devyn Jemall Williams
1703 26th AVE N
Nashville, Tennessee, 37208

SEND TAX STATEMENTS TO:
Devyn Jemall Williams
1703 26th AVE N
Nashville, Tennessee, 37208

Tax Parcel ID/APN # 081-10-0-032-00
Prior Instrument Reference: of the Recorder of TN County, Tennessee

QUIT CLAIM DEED FOR TENNESSEE

STATE OF TENNESSEE
COUNTY OF TN

THIS DEED is made this day of January 5, 2021 by and between the **"Grantor,"**

> Eugenia Elizabeth Lockridge, an unmarried individual residing at 1609 Essex Ave. Nashville, TN 37216, Nashville, Tennessee 37208

AND the **"Grantee,"**

> Devyn Jemall Williams, an unmarried individual residing at 1703 26th AVE N, Nashville, Tennessee 37208

FOR VALUABLE CONSIDERATION of the sum of one dollar ($1.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantee and Grantee's heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the

following described real estate (the **"Property"**), together with all hereditaments and appurtenances belonging thereto, located in TN county, Tennessee, subject to any restrictions herein:

Property Address: 1703 26th AVE N, Nashville, Tennessee 37208

Source of title 20010529-0055163

Vesting Information / Property Interest: Grantee receives the Property in fee simple as the sole owner.

[SIGNATURE PAGE FOLLOWS]

For and in consideration of the sum of 0 Dollars, Cash in Hand Paid BY The Herein after Named Grantee, and other Good and Valuable Considerations, The Receipt of Which is Hereby Acknowledged, We Eugenia Williams Lockridge, Widower (Johnny Lockridge) Herein after Called the Grantors, Have Bargained And Sold, AND BY These Presents Do Transfer AND Convey UNTO Devyn Williams Herein After 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 Part of Lot No. 23,

Signatures

Grantor signed, sealed, and delivered this quit claim deed to Grantee on Jan 5, 2021 (date).

Grantor (or authorized agent)

x/ Eugenia Lockridge

Print Name: EUGENIA Lockridge

NOTARY ACKNOWLEDGMENT

TENNESSEE
COUNTY OF DAVIDSON

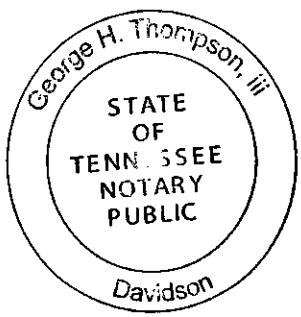
On 01/05/2021 before me, George H. Thompson, III personally appeared **Eugenia Elizabeth Lockridge**, personally known to me or proved on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Commission Expires: 11/08/2021

George H. Thompson

Notary Public, Tennessee



**Return to: Box 10-B
Cohen & Cohen

THIS INSTRUMENT PREPARED BY:

Carolyn F. Piphus, Esq.
Smith, Hirsch, Blackshear & Harris, PLC
One Vantage Way, Suite B-105
Nashville, Tennessee 37228
(615) 242-5003

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $41,000.00. Eugenia Williams Lockridge

Subscribed and sworn to before me, this 25th day of May, 2001.

LEE A. COHEN NOTARY PUBLIC AT LARGE STATE OF TENNESSEE

Lee A. Cohen
Notary Public

My Commission Expires: 10/25/2003

Name & Address of new owner(s):	MAIL TAX BILLS TO:	Map/Parcel Numbers
Eugenia Williams Lockridge 1609 Essex Avenue Nashville, Tennessee 37216	SAME	081-10-0-032.00

Davidson County DEEDWARR
Recvd: 05/29/01 12:34 2pgs
Fees:11.00 Taxes:151.70

20010529-0055163

WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, CLYDE U. JENKINS, WIDOWER, BY AND THROUGH WALTER HARDEMAN, CONSERVATOR, HEREINAFTER CALLED GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESES PRESENTS DO HEREBY TRANSFER AND CONVEY UNTO EUGENIA WILLIAMS LOCKRIDGE, AND HUSBAND, JOHNNY B. LOCKRIDGE, JR., HEREINAFTER CALLED 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 part of Lot No. 23, in Georgia Industrial Realty Company's North Nashville Property, as of record in Book 421, page 188, Register's Office for said County, described according to a survey by Barge-Waggoner and Sumner, Inc., June 21, 1956.

Said part of said Lot fronts 51.45 feet on the Westerly side of 26th Avenue, North, and runs back 164.35 feet on the Northerly line, and 163.3 feet on the Southerly line along the Northerly margin of Delk Avenue to a dead line measuring 70 feet thereon.

Being the same property conveyed to Clyde U. Jenkins and wife, Julia Jenkins by deed from Louis Schroeder, Jr., and wife, Myrtle Schroeder recorded in Book 2544, page 595, said Register's Office. The said Julia Jenkins having since died. Walter Hardeman, conservator for Clyde U. Jenkins, is authorized to sale said property by order of the Probate Court (7th Circuit), Davidson County Tennessee, dated May 18, 2001 in Case No. 97P1465.

This conveyance is subject to the following:

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is
$ 0 .

Eugenia K. Lockridge
Affiant

Subscribed and sworn before me, this 25th day of January, 21

Michelle Matthews-Davis
Notary

MICHELLE MATTHEWS-DAVIS
State of Tennessee Notary Public
DAVIDSON COUNTY, TENN

My Commission Expires
May 7, 2024