Prepared By:
Mrs. Llysel Osorio
490 North Dr
Fayetteville, Georgia 30214

After Recording Return To:
Mrs. Latasha Prince
1013 Pawnee Trl
Madison, Tennessee 37115

Karen Johnson Davidson County
Batch# 570400 **DEEDQC**
02/08/2021 01:00:10 PM 5 pgs
Fees: $27.00 Taxes: $0.00

20210208-0017843

TAX PARCEL ID #: 07104025200

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mr. Philippe Henderson, *("Grantor")* **whose address is** 2513 Bethwood Dr, Nashville, Tennessee 37207, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Mrs. Latasha Prince *("Grantee")* , **whose address is** 1013 Pawnee Trl, Madison, Tennessee 37115, all right, title, interest and claim to the following real estate property located at 2513 Bethwood Dr in the City/Township of Nashville, located in the County of Davidson and State of Tennessee and ZIP code of 37207, to-wit:

Property having Lot No., with the Section No. , and having the following description: 1,586 square feet, 4 bedroom 1.5 bathroom single family home sitting on a 7,841 square foot lot.. - See complete description on other page.

~~***FOR VALUABLE CONSIDERATION,*** in the amount of $150,000.00 dollars, given in hand,~~ and for other ~~good~~ and valuable consideration the receipt and sufficiency ~~of which~~ is hereby acknowledged. Source of Title: 4673 Page: 861

BE IT FURTHER KNOWN, that this transfer shall be effective as of 12/01/2020, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

~~***TO HAVE AND TO HOLD*** all of Grantor's right, title and interest in and to the above described~~ Property is ~~hereby~~ transferred unto the Grantee, ~~Grantee's heirs,~~ administrators, executors, successors and/or assigns ~~forever; so that neither~~ Grantor nor Grantor's heirs, administrators, executors, ~~successors and/or~~ assigns shall have, ~~claim or demand~~ any right or title to the ~~aforesaid~~ property, premises or appurtenances or any party thereof.

(Grantor's Signature)

Mr. Philippe Henderson
(Grantor's Printed Name)

La Tasha Prince
(Grantee's Signature)

Mrs. Latasha Prince
(Grantee's Printed Name)

Signed in our presence:

Jami Walker
(Witness #1 Signature)

Jami Walker
(FIRST WITNESS NAME TYPED)

Nicole Prince
(Witness #2 Signature)

Nicole Prince
(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mrs. Latasha Prince
1013 Pawnee Trl
Madison, Tennessee 37115

Grantor's Address:

Mr. Philippe Henderson
2513 Bethwood Dr
Nashville, Tennessee 37207

Mail Subsequent Tax Bills To:

Latasha Prince
1013 Pawnee Trl
Madison, Tennessee 37115

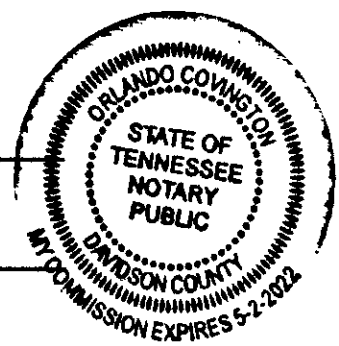
Legal Description:
Land in Davidson County, Tennessee, being Lot No 99 on the Plan of Shepherwood, Section 2, of record in Book 4460, page 686, Register's Office for Davidson County, TN. Said lot front 60 feet on the southerly side of Bethwood Drive and extends back 138.59 feet on the westerly side and 137 feet on the easterly side to a deed line in the rear on which it measures 69.72 feet.
Being part of the property conveyed to Murphree Realty Company, a Tennessee Corporation, by deed from C.H. Bailey, JR. Trustee with full power as of record in Book 4511, page 275 Register's Office for Davidson, County, Tennessee.

STATE OF TENNESSEE)
) SS.
COUNTY OF DAVIDSON) Tax Parcel ID # 07104 025200

The foregoing Quit Claim Deed was acknowledged before me on December 17, 2020 by Mr. Philippe Henderson, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:



(Signature of Notary)

Orlando Covington

(Printed Notary Name) Davidson, Tennessee

My Commission expires: 5/2/22

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 .

Affiant

Subscribed and sworn before me, this 1 day of February, 2021.

Notary

ORLANDO COVINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-2-2022

BOOK 4673 PAGE 851

FORM NO. WD-1

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 21,450.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF January, 19 73

Notary Public

MY COMMISSION EXPIRES: MAY [illegible]

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Miller Kimbrough, 404 James Robertson Parkway, Nashville, Tenn 37219
NAME ADDRESS

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda B. Henderson (NAME)	Kimbrough-Kavanaugh & Assoc (NAME)	12 D 16502
2513 Bethwood Drive (STREET ADDRESS OR ROUTE NUMBER)	404 James Robertson Parkway (STREET ADDRESS)	
Nashville, Tenn. (CITY) (STATE) (P. O. ZIP)	Nashville, Tennessee 37219 (CITY) (STATE) (ZIP)	

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, Murphree Realty Company

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Linda B. Henderson (Div)

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 99 on the Plan of Shepardwood, Section 2, of record in Book 4460, page 66, Register's Office for Davidson County, Tennessee.

Said lot fronts 60 feet on the southerly side of Bethwood Drive and extends back 138.59 feet on the westerly side and 137 feet on the easterly side to a dead line in the rear on which it measures 69.72 feet.

Being part of the property conveyed to Murphree Realty Company, a Tennessee Corporation, by deed from C. H. Briley, Jr., Trustee, with full power, as of record in Book 4511, page 275, Register's Office for Davidson County, Tennessee.

JAN22	CONV	21,450.00			
JAN22	S'TAX		A* 55.64		
JAN22	PR'FEE		A* .50		
JAN22	WDEED		A* 4.00	* 60.14	

This is unimproved ( ) improved (X) property, known as 2513 Bethwood Drive, Nashville, Tennessee
(House Number) (Street) (P. O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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 my hand this 19th day of January, 19 73

John W. Murphree