Karen Johnson Davidson County
Batch# 590379 DEEDQC
03/11/2021 01:37:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210311-0032515

KARLY CORDELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

Tadron Wiesen-Bakari
Affiant

Subscribed and sworn to before me, this 8 day of March, 2021.

NOTARY PUBLIC

My commission expires: Nov. 6, 2024

THIS INSTRUMENT PREPARED BY:
CHRISTIAN S. HOFSTETTER, ESQ.
95 White Bridge Road, Suite 509
Nashville, TN 37205

ADDRESS NEW OWNERS:	**SEND TAX BILL TO:**	**PARCEL ID:**
Kenneth M. Bakari, and Kela I. Bakari P. O. Box 190707 Nashville TN 37219-0707	Same:	09202039800

QUITCLAIM DEED

For and in consideration of the sum of TEN AND 00/100 DOLLARS ($10.00), cash and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Tadron L.Bakari,** hereinafter referred to as Grantor, has bargained and sold, and by these presents does convey, remise, release and forever quitclaim unto **Kela I. Bakari**, hereinafter referred to as Grantee, her heirs and assigns, her undivided one-half (½) interest in and to a certain tract or parcel of land situated in Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron rod in the north right of way of Alameda Street 50 feet east of the eastern right of way of 26th Avenue North, the southeast corner of this property and the common corner of Lots 65 and 66 on above mentioned Plat; Thence, with the north right of way of Alameda Street, South 82 degrees 40 minutes 17 seconds West, 50.00 feet to an iron rod in the east right of way of 26th Ave; Thence, with the east right of way of 26th Avenue North, North 08 degrees 34 minutes 42 seconds West, 72.37 feet to an iron rod; Thence, with a curve to the right having a Radius of 115.87 feet, a Delta of 35 degrees 03 minutes 15 seconds, a Length of 71.70 feet, a Chord of North 09 degrees 16 minutes 49 seconds East, 70.56 feet to an iron rod; Thence, with leaving said right of way with the south line of an a 15 foot alley. North 82 degrees 40 minutes 17 seconds East, 28.52 feet to an iron rod at the rear corner of Lots 65 and 66;Thence, with the line between 65 and 66, South 08 degrees 30 minutes 41 seconds East, 140.00 feet to the point of beginning and containing 6538 square feet or 0.15 acres.

Being the same property conveyed to Kenneth M. Bakari, and Tadron L. Bakari, by Special Warranty Deed from CitiMortgage, Inc, of record as Instrument Number 20100803-0060773 Register's Office for Davidson County, Tennessee.

This is improved property known as 2522 Alameda St., Nashville, TN 38208.

This conveyance is made subject to any and all restrictions, easements, encumbrances, and covenants of record.

WITNESS my hand this 26 day of February, 2021.

Tadron Wilson-Bakari

Tadron Wilson-Bekari

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Tadron Wilson-Bakari** the within named bargainor, 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 at Goodlettsville, Tennessee, this 26 day of February, 2021.

NOTARY PUBLIC

My Commission Expires: May 7, 2024

The information contained herein was supplied solely by the parties hereto without the benefit of title examination. The preparer makes no warranty as to the state of title to the real property conveyed herein or to the accuracy of the information contained herein.

COURTNEY JORDAN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAY 7, 2024