Karen Johnson Davidson County
Batch# 595331 DEEDQC
03/18/2021 02:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210318-0036297

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Etta M. Willis, unmarried, and Mattie C. Morris, unmarried** ("Grantors"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Etta M. Willis (retaining a Life Estate), Mattie C. Morris, and James T. Morris, Jr.** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being the westerly 50 feet of the easterly 100 feet of Lots Nos. 165 and 166 on the Plan of Sharpe and Horn's Second Subdivision of the Lindsley Property in Northeast Nashville as of record in Book 161, Page 53, Register's Office for said county, described as follows:

Beginning on the northerly margin of Cleveland Street formerly Joy Avenue at a point 50 feet westerly from the westerly margin of North Second Street; thence with the northerly margin of Cleveland Street westerly 50 feet; thence northerly parallel with the westerly margin of North Second Street 100 feet to the line between Lots Nos. 164 and 165; thence with said line easterly 50 feet; thence southerly 100 feet to the beginning.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

Being all or part of the same property conveyed to Grantor herein by Quit Claim Deed of record at Instrument Number **20011011-0111247** in said Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 15 day of **March, 2021.**

Etta M. Willis
Etta M. Willis

Mattie C Morris
Mattie C. Morris

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Etta M. Willis and Mattie C. Morris**, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15 day of **March, 2021.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 15 day of **March, 2021.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 7-5-21

CARI ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-5-2021

PROPERTY ADDRESS:	**125 Cleveland Street** **Nashville, TN 37207**
TAX PARCEL NO.:	**082 03 0 080.00**
PROPERTY OWNER:	**Etta M. Willis (retaining a Life Estate), Mattie C. Morris, and James T. Morris, Jr.**
OWNER'S ADDRESS:	**125 Cleveland Street** **Nashville, TN 37207**
MAIL TAX BILLS TO:	**Owner at Property Address**

Certificate of Authenticity

I, Emily Reed, 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 the law.

Emily Reed
Signature

State of Tennessee
County of Davidson
Personally appeared before me, Ashlee D Page a notary public for this county and state, Emily Reed who acknowledges that this certification of an Electronic document is true and correct and whose signature I have witnessed.

Ashlee D Page
Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022