RECORDING REQUESTED BY:

Virginia Ridgers

AND WHEN RECORDED MAIL DOCUMENT TO:

Virginia Ridgers
2707 Noonan Drive
Nashville, TN 37206

Karen Johnson Davidson County
Batch# 620315 DEEDQC
04/21/2021 03:35:07 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20210421-0053617

APN: 083-15-0-109.00

THIS INSTRUMENT WAS PREPARED BY
Sharon Meyers
6399 Fairlane Drive, Oakland, CA 94611-1811

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that

Grantor: VIRGINIA SOJOURNER EMILY KATHERINE VALENCIA GRAM RIDGERS, a single woman,

transfers and conveys to

Grantee: VIRGINIA RIDGERS, TRUSTEE, VIRGINIA RIDGERS TRUST DATED 03/29/2021,

all right, title, interest and claim to the following real property in Davidson County, Nashville, Tennessee, described as follows:

Property having Lot No. 127 on the plan of Fortland Park, Section Two, Addition One, of record in Book 2854, page 85, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Noonan Drive, the common corner of Lots Nos. 125 and 127; thence northerly along the easterly margin of said Drive, 107.81 feet to a concrete monument, the beginning of a curve to the right; thence around said curve having a radius of 25 feet, 37.52 feet to a concrete monument in the southerly margin of Noonan Court; thence easterly along the southerly margin of Noonan Court, 64.85 feet to a point, the common corner of Lots Nos. 127 and 128; thence southerly 155.8 feet along the line between said two lots, to a point in the northerly line of Lot No. 125; thence north 65° 15' west 109.8 feet to the point of beginning.

Being the same property conveyed to VIRGINIA SOJOURNER EMILY KATHERINE VALENCIA GRAM RIDGERS, an unmarried woman, by warranty deed from Robert Braswell, married, of record in Instrument # 20181120-0114326, Register's Office in Davidson County, Tennessee.

This is improved property known as 2707 Noonan Drive, Nashville, Tennessee 37206.

FOR A VALUABLE CONSIDERATION, in the amount of $10.00 dollars, given in hand and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged as of (date) 3/29/21

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property unto the said 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.

Virginia Sojourner Emily Katherine Valencia Gram Ridgers

(Grantor's Signature)

VIRGINIA SOJOURNER EMILY KATHERINE VALENCIA GRAM RIDGERS

(Grantor's Printed Name)

Virginia Ridgers

(Grantee's Signature)

VIRGINIA RIDGERS, TRUSTEE, VIRGINIA RIDGERS TRUST DATED 03/29/2021

(Grantee's Printed Name)

Signed in our presence:

(Witness #1 Signature)

(Witness #2 Signature)

Trenton Strauss

(FIRST WITNESS NAME TYPED)

Falecia L. Murray

(SECOND WITNESS NAME TYPED)

Grantee's Address:
2707 Noonan Drive
Nashville, TN 37206

Grantor's Address:
2707 Noonan Drive
Nashville, TN 37206

Mail Subsequent Tax Bills To:
Virginia Ridgers
2707 Noonan Drive
Nashville, TN 37206

STATE OF TN)
) **SS.**
COUNTY OF Davidson)

The foregoing Quit Claim Deed was acknowledged before me on 29th March, 2021 by Virginia Ridgers, who personally known to me or who 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)

Kenneth Parsons
(Printed Notary Name) _____, _____

My Commission expires: 11/6/2024

KENNETH JAMES PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF April, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24
(AFFIX SEAL)

