QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 624925 DEEDQC
04/29/2021 09:07:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210429-0057199

STATE OF Indiana
COUNTY OF Marion

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Charles E. Holt
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF April, 2021.

Edna M Dixon
Notary Public

MY COMMISSION EXPIRES: November 30, 2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Herbert & Lux, PLLC
414 Union St., Suite 1215
Nashville, TN 37219

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Charles E. Holt and Roxie L. Holt	**Same**	**08114018200**
(NAME)	(NAME)	
4014 Priscilla Ave.		
(ADDRESS)	(ADDRESS)	
Indianapolis, IN 46226		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of no dollars and no cents, cash in hand paid by the hereinafter GRANTEES and for other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, **Charles E. Holt,** hereinafter called the GRANTOR, has bargained and sold, and does hereby quitclaim and convey unto, **Charles E. Holt and wife, Roxie L. Holt as a tenancy by the entirety,** hereinafter called the GRANTEES, their heirs and assigns, all of my right, title, and interest in and to the following described tract/parcel of land in **Davidson** County, State of Tennessee as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY 40 FEET OF THE SOUTHERLY 122.5 FEET OF LOT NO. 15 ON THE MAP OF GEORGIA INDUSTRIAL REALTY COMPANY'S SUBDIVISION IN NORTH NASHVILLE, AS OF RECORD IN BOOK 421, PAGE 188, REGISTER'S OFFICE FOR SAID COUNTY.

SAID PART OF SAID LOT FRONTS 40 FEET ON THE EASTERLY SIDE OF 24TH AVENUE NORTH AND RUNS BACK BETWEEN PARALLEL LINES 210 FEET TO A DEAD LINE.

BEING THE SAME PROPERTY CONVEYED TO ROBERT CASKILL AND WIFE, ALEMEDA CASKILL FROM MRS. VICTOR ABELES, OF RECORD IN DEED BOOK 1912, PAGE 524, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, THE SAID ROBERT CASKILL HAVING SINCE DIED.

ALSO BEING THE SAME PROPERTY CONVEYED FROM ALEMEDA CASKILL TO CHARLES HOLT AND CLARA HOLT BY DEED RECORDED AS INSTRUMENT NO. 20001122-0115443 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

ALSO BEING THE SAME PROPERTY CONVEYED FROM CHARLES E. HOLT AND CLARA HOLT TO ALEMEDA C. POPE BY QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 20060308-0026993 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. THE SAID ALEMEDA C. POPE HAVING SINCE DIED INTESTATE ON SEPTEMBER 11, 2008 AND THE SAID CHARLES E. HOLT BEING AN HEIR-AT-LAW OF ALEMEDA C. POPE.

This conveyance is subject to any and all existing easements and restrictions as shown of record.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as **1616 24th Avenue North, Nashville, TN 37208**

Witness our hands this the 25 day of April, 2021.

By: _____
Charles E. Holt, Grantor

STATE OF Indiana)
COUNTY OF Marion)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Charles E. Holt,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25 day of April, 2021.

_____
Notary Public

My Commission Expires: November 30, 2025

EDNA M DIXON
Notary Public, State of Indiana
Marion County
Commission # 708061
My Commission Expires
November 30, 2025

RETURN TO:
Herbert & Lux, PLLC
414 Union St., Suite 1215
Nashville, TN 37219

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ _____, **Affiant**
Subscribed and sworn before me this the
29 **Day of** April, **20**21.
Brandi Wells, **Deputy Register**