Karen Johnson Davidson County
Batch# 625797 DEEDQC
04/29/2021 01:01:30 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210429-0057623

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, **Antonio Ervin** ("Grantors"), a single man, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Antonio Ervin and Addie Ervin, as joint tenants with rights of survivorship ,** (Grantee), all of our rights, title, and interests in the following described real property, to wit:

Being parts of Lots Nos. 115 and 116 on the Map of the town of McGavock, as of record in Book 21, Page 23, Register's Office for said County, described as follows:

Beginning at a point on the northerly margin of Monroe Street at the westerly margin of an alley, said alley being the first alley easterly from Arthur Avenue, and said beginning point being at the intersection of said Monroe Street and said alley; thence wit the westerly margin of said alley, northerly 150 feet, more or less, to a point; thence westerly 41-3/4 feet, more or less, to the corner of a fence; thence southwesterly and with a fence 125 feet, more or less, to the northerly margin of Monroe Street; thence with the northerly margin of Monroe Street and easterly 50 feet, more or less to the beginning.

Being the same property conveyed to Antonio Ervin, a single man, by virtue of that certain Warranty Deed dated October 8, 2019, and being of record at Instrument No. 20191008-0103106 in the Register's Office of Davidson County, Tennessee.

FOR INFORMATION PURPOSES ONLY: 1004 Monroe Street, Nashville, TN 37208

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.

IN TESTIMONY WHEREOF I/we have executed this instrument the 22 day of **April, 2021.**

Antonio Ervin

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Antonio Ervin**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 22 day of **April, 2021.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 01/06/2025
DAVIDSON COUNTY

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 22 day of **April, 2021.**

NOTARY PUBLIC
MY COMMISSION EXPIRES: 9-7-2021

PROPERTY ADDRESS:	**1004 Monroe St.** **Nashville, TN 37208**
TAX PARCEL NO.:	**08116017600**
PROPERTY OWNER: OWNER'S ADDRESS:	**Antonio Ervin and Addie Ervin** **3246 Panorama Drive** **Nashville, TN 37218**
MAIL TAX BILLS TO:	**Owners at Owners' Address**

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires September 7, 2021

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.

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.

Notary Signature

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022