Prepared By:
Mrs. Flora Mae Dillard
1708 Knowles St
Nashville, Tennessee 37208

After Recording Return To:
Mr. DeWayne Lamont Parker
3126 Oxford St
Nashville, Tennessee 37216

Karen Johnson Davidson County
Batch# 628847 DEEDQC
05/04/2021 01:18:24 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210504-0059719

TAX PARCEL ID #: 08115032700

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mrs. Flora Mae Dillard, *("Grantor")* **whose address is** 1708 Knowles St, Nashville, Tennessee 37208, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Mr. DeWayne Lamont Parker *("Grantee")*, **whose address is** 3126 Oxford St, Nashville, Tennessee 37216, all right, title, interest and claim to the following real estate property located at 1708 Knowles St in the City/Township of Nashville, located in the County of Davidson and State of Tennessee and ZIP code of 37208, to-wit:

Property having Lot No. 29,30, with the Section No. , and having the following description: Type of Residence: Single Family
Construction Type: Frame
Number of Stories: 1
Number of Rooms: 3BR, 2BA
Year Built: 2018
Total Living Square Feet: 1215
PT Lot 29 PT30
Bransford RLTY CO
Resub Manlove Plan.
Source of title: 20190329-0028606 $10.50 DF.

FOR VALUABLE CONSIDERATION, in the amount of ~~$1.00~~ dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of , and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

~~***TO HAVE AND TO HOLD*** all of Grantor's right, title and interest in and to the above described~~

DF.

Property is hereby transferred unto the 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.

(Grantor's Signature)

Mrs. Flora Mae Dillard
(Grantor's Printed Name)

(Grantee's Signature)

Mr. DeWayne Lamont Parker
(Grantee's Printed Name)

Signed in our presence:

(Witness #1 Signature)

(FIRST WITNESS NAME TYPED)

(Witness #2 Signature)

Karen Carrillo
(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mr. DeWayne Lamont Parker
3126 Oxford St
Nashville, Tennessee 37216

Mail Subsequent Tax Bills To:

DeWayne Lamont Parker
3126 Oxford St
Nashville, Tennessee 37216

Grantor's Address:

Mrs. Flora Mae Dillard
1708 Knowles St
Nashville, Tennessee 37208

STATE OF TENNESSEE)
) **SS.**
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on Feb 9, 2020 by Mrs. Flora Mae Dillard, who is personally known to me or who has 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)

(Printed Notary Name) Davidson, Tennessee

My Commission expires: 3/8/22

PENNY HARRINGTON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

Karen Johnson Davidson County
Batch# 211698 DEEDWARR
03/29/2019 12:01:30 PM 2 pgs
Fees: $13.00 Taxes: $684.50
20190329-0028606

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 28th DAY OF MARCH, 2019

Notary Public

MY COMMISSION EXPIRES: 7.5.2021

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Providence Title, LLC, 25 Century Blvd, Suite 402, Nashville, TN 37214

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Flora M Dillard	owner at property address	
(NAME)	(NAME)	08115032700
1708 Knowles St		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **Woodbine Community Organization (WCO), Inc., a Tennessee Not For Profit Corporation**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Flora M Dillard**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson, COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being the westerly 25 feet of lot No. 29 and the easterly 25 feet of lot No. 30 on the Map of Bransford Realty Company's Re-subdivision of part of Manlove's Addition, as of record in Book 421, Page 53, Register's Office of Davidson County, Tennessee.

Said part os lots Nos. 29 and 30 front together 40 feet on the northerly side of Knowles, formerly Thompson Street, as widened and run back between parallel lines 140 feet, more or less, to an alley.

Being the same property conveyed to Woodbine Community Organziation, Inc. (WCO), by virtue of that certain Order to Quiet Title dated December 26, 2017, and being of record at Instrument No. 20180328-0028880 in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions including those located at Plat Book 421, Page 53 and Instrument No. 20181011-0100931 in the Register's Office of Davidson County, TN, and all other matters of record, including all items set out on any applicable plat of record.

~~unimproved~~
This is improved x property, known as 1708 Knowles St, Nashville, TN 37208
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest ~~thereto~~ belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said ~~GRANTEES~~ that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and ~~the same is unencumbered, unless otherwise herein set out~~ and we do further covenant and bind ourselves, our heirs

KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00/100.

[redacted]
Affiant

Subscribed and sworn before me, this 4 day of May, 2021.

Notary

PENNY HARRINGTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY