Karen Johnson Davidson County
Batch# 633062 DEEDQC
05/11/2021 11:19:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210511-0063273

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Gary Skipper 1506 55th Avenue N. Nashville, Tennessee 37209	Map-Par. No. 09102030100	Same Address As New Owner
This instrument prepared by: David A. Rutter, Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, VICKY DAVENPORT (the "Grantor"), by these presents hereby sells, assigns and quitclaims to GARY SKIPPER (the "Grantee"), Grantee's successors and assigns, all of Grantor's right, title, and interest in and to certain real property located in Nashville, Davidson County, Tennessee and more particularly described in **Exhibit A**, which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located at 1506 55th Avenue N., Nashville, Davidson County, Tennessee 37209.

The Property is conveyed expressly subject to all limitations, restrictions, and encumbrances as may affect the Property.

[SIGNATURES ON FOLLOWING PAGE]

STATE OF TENNESSEE
COUNTY OF Cheatham

The actual consideration for this transfer is $0.00 and no other monetary consideration.

Vicky Davenport
Affiant

Subscribed and sworn to before me this 22 day of January, 2021.

Notary Public
My Commission Expires: 3-16-22

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed this 22 day of January, 2020.

GRANTOR:

Vicky Davenport

Vicky Davenport

STATE OF TN)
)
COUNTY OF Cheatham)

Before me, Lori Healey, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Vicky Davenport, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office in Pegram, Tennessee, this the 22 day of January, 2020.

LORI M. HEALEY
STATE OF TENNESSEE
NOTARY PUBLIC

Lori M Healey

Notary Public

My Commission Expires: 3-16-22

EXHIBIT A

DESCRIPTION OF PROPERTY

Land in Davidson County, Tennessee being the northerly 37 ½ feet of the southerly 75 feet of the westerly 22 ½ feet of Lot No. 1318 on the plat of Block No. 53, Plan No. 2, West Nashville, of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee and the northerly 37 ½ feet of the southerly 75 feet of Lot Nos 1320, 1322 and 1324 on the plat of Block No. 53, Plan No. 2, West Nashville, of record in Book 57, Page 172, Register's Office for Davidson County, Tennessee. Said part of Lots Nos. 1318, 1320, 1322 and 1324 fronts 37 ½ feet on the easterly side of 55th Avenue North, formerly 14th Street and runs back between parallel lines 107 ½ feet to a dead line.

Being the same property conveyed to James W. Skipper, deceased, by deed from Annie Swift and Fulton L. Brandon of record in Book 6054, Page 494, Register's Office for Davidson County, Tennessee. James W. Skipper died intestate on December 8, 1995 and Donald R. Skipper, Debra Santoyo and Vicky Davenport are his sole surviving heirs. Gary Skipper, the Grantee under this deed, has been in exclusive possession of the Property since December 8, 1995, while paying ad valorem taxes due thereon since such date.

Tennessee Certification of Electronic Document

I, David A. Rutter, do hereby make oath that I am 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 law.

Signature

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, MiLady Heugas, a notary public for this county and state, David A. Rutter, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 7-3-2023

NOTARY'S SEAL

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).

SA0241

00569731