ɔn Davidson County
Batch# 645554 DEEDQC
05/28/2021 09:22:21 AM 7 pgs
Fees: $37.00 Taxes: $0.00
20210528-0072263

This Instrument Prepared by:

The Law Offices of
LUVELL L. GLANTON
915 Jefferson Street, 2nd Floor
Nashville, TN 37208

ADDRESS OF NEW OWNERS:
Linda Belle
1528 Constitution Ave.
Nashville, TN37207

Sandra V. Trice
4237 Hallmark Road
Nashville, TN 37218

Vernon C. Trice
4028 Lancashire Dr.
Antioch, TN 37013

SEND TAX BILLS TO:
Same as owner

MAP/PARCEL
Parcel ID: 06907001200

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION of the sum of one dollar ($1.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, I, **Jessie Nora Trice,** (Grantor), have this day bargained and sold and do hereby quitclaim and convey unto **Linda Belle, Sandra V. Trice, and Vernon C. Trice** (Grantees) herein, their successors and assigns, all of my right, title, and interest in the below described real estate in the real property described below and known as 2002 Clintondale Dr., Nashville, TN 37218. situated in Davidson County, Tennessee. Linda Belle, Sandra V. Trice, and Vernon C. Trice hereby convey a life estate to their mother, Jessie Nora Trice, in the real property described below and known as 2002 Clintondale Dr., Nashville, TN 37218. This land being particularly described as follows, to-wit:

> Being in the 13th, formerly the 23rd, Civil District of said County and State, described according to a survey made by Geo. W. Watkins, Surveyor, October 8, 1957, as follows:
> Beginning at an iron pin in the northeast corner of the property conveyed to Oscar Crawford and Wife, by V. Lawson Tidwell and wife, by deed of record in book 2590, page 517, Register's Office for said County; thence with the eastern boundary line of said Crawford property south 40• 45' east 203.5 feet to an iron pin in the northern boundary line of the property conveyed to

Thurman Flatt and wife, by deed from Estes C. Flatt et al, of record in book 2908, page 171, said Register's Office, said point being the southeast corner of said Crawford property; thence with the northern boundary line of said Thurman Flatt property, north 44• 30' east 105.7 feet to Thurman Flatt's northeast corner, being also the northwest corner of the property conveyed to E.C. Flatt and wife, of record in book 2098, page 171, said Register's Office; thence with the northern boundary line of said E.C. Flatt's property north 49• 35' east 23.5 feet to an iron pin; thence north 42• 15' west 193 feet to an iron pin; thence south 51• west 123.5 feet to the beginning, containing 0/47 of an acre, more or less. Being the same property conveyed to Charles Blanton and wife, Louise Jackson Blanton, by deed from J.G. Jackson and wife.

Being the same property conveyed to Vernon Trice, having since deceased, and wife, Jessie Nora Trice, from Charles Blanton and wife, Louise Jackson Blanton, by deed in Plat Book 2701, page 74, Register's Office for Davidson County, Tennessee.

This improved property is known as: 2002 Clintondale Drive, Nashville, Tennessee 37218.

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION HAS BEEN PERFORMED OR REQUESTED AND THE LAW OFFICES OF LUVELL GLANTON SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLED EXAMINATION.

[Signatures on following page(s)]

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 23 day of April, 2021.

Jessie Nora Trice

Jessie Nora Trice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this the 23 day of April, 2021, before me personally appeared Mrs. **Jessie Nora Trice**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

NOTARY PUBLIC
My Commission Expires: 1-3-23

[Signature on following page(s)]

Linda Belle

Linda Belle

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is One Dollar ($1.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me this
23rd day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 1-3-23

[Signature on following page(s)]

Sandra V. Trice

Sandra V. Trice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is One Dollar ($1.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me this
23 day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 1-3-23

[Signature on following page]

Vernon C Trice

Vernon C. Trice

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is One Dollar ($1.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

Sworn to and subscribed before me this
23rd day of April, 2021.

NOTARY PUBLIC

My Commission Expires: 1-3-23

OATH OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is One Dollar ($1.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

Linda Belle

Linda Belle

Sworn to and subscribed before me this
21st day of May, 2021.

NOTARY PUBLIC

My Commission Expires: 1-3-23