Karen Johnson Davidson County
Batch# 647133 DEEDQC
06/01/2021 01:24:50 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210601-0073174

RECORDING REQUESTED BY:

Virginia Ridgers

AND WHEN RECORDED MAIL DOCUMENT TO:

Virginia Ridgers
2707 Noonan Drive
Nashville, TN 37206

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Virginia Ridgers **Affiant**
Subscribed and sworn before me this the
1 **Day of** June, 20 21.
Brandi Wier, **Deputy Register**

APN: 083-15-0-109.00

THIS INSTRUMENT WAS PREPARED BY
Sharon Meyers
6399 Fairlane Drive, Oakland, CA 94611-1811

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that

VIRGINIA RIDGERS, TRUSTEE, VIRGINIA RIDGERS TRUST DATED MARCH 29, 2021 **(Grantor)**, transfers and conveys to VIRGINIA SOJOURNER EMILY KATHERINE VALENCIA GRAM RIDGERS, a single woman **(Grantee)**, all right, title, interest and claim to the following real property in Davidson County, Nashville, Tennessee, described as follows:

Property having Lot No. 127 on the plan of Fortland Park, Section Two, Addition One, of record in Book 2854, page 85, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the easterly margin of Noonan Drive, the common corner of Lots Nos. 125 and 127; thence northerly along the easterly margin of said Drive, 107.81 feet to a concrete monument, the beginning of a curve to the right; thence around said curve having a radius of 25 feet, 37.52 feet to a concrete monument in the southerly margin of Noonan Court; thence easterly along the southerly margin of Noonan Court, 64.85 feet to a point, the common corner of Lots Nos. 127 and 128; thence southerly 155.8 feet along the line between said two lots, to a point in the northerly line of Lot No. 125; thence north 65° 15' west 109.8 feet to the point of beginning.

Being the same property conveyed to VIRGINIA RIDGERS, TRUSTEE, VIRGINIA RIDGERS TRUST DATED MARCH 29, 2021 by Quit Claim Deed from VIRGINIA SOJOURNER EMILY KATHERINE VALENCIA GRAM RIDGERS, an unmarried woman, of record in Instrument # 20210421-0053617, Register's Office in Davidson County, Tennessee.

This is improved property known as 2707 Noonan Drive, Nashville, Tennessee 37206.

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Virginia Ridgers, Trustee
(Grantor's Signature)
(Grantor's Printed Name) VIRGINIA RIDGERS, TRUSTEE, VIRGINIA RIDGERS TRUST DATED 03/29/21

Virginia Sojourner Emily Katherine Valencia Gram Ridgers
(Grantee's Signature)
(Grantee's Printed Name) VIRGINIA SOJOURNER EMILY KATHERINE VALENCIA GRAM RIDGERS

Signed in our presence:

(Witness #1 Signature)
Nikkie Davis
(FIRST WITNESS NAME PRINTED)

(Witness #2 Signature)
Falecia K. Murray
(SECOND WITNESS NAME PRINTED)

Grantee's Address:
2707 Noonan Drive
Nashville, TN 37206

Grantor's Address:
2707 Noonan Drive
Nashville, TN 37206

Mail Subsequent Tax Bills To:
Virginia Ridgers
2707 Noonan Drive
Nashville, TN 37206

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

The foregoing Quit Claim Deed was acknowledged before me on 01 June 2021 by Virginia Rivers, Trustee, who personally known to me or who 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)
Kenneth Parsons
(Printed Notary Name)

My Commission expires: 11/6/2021

KENNETH JAMES PARSONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY