THIS INSTRUMENT PREPARED BY:

MIKE J. URQUHART
ATTORNEY AT LAW
20 ACADEMY PLACE
NASHVILLE, TENNESSEE 37215

QUITCLAIM DEED

FROM: **BARBARA BANNIZA**, unmarried

TO: **TELISA BANNIZA**, unmarried

Karen Johnson Davidson County
Batch# 650028 **DEEDQC**
06/04/2021 02:07:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210604-0075344

STATE OF TENNESSEE |
COUNTY OF DAVIDSON |

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

Telisa Banniza
TELISA BANNIZA

Subscribed and sworn to before me this the 24 day of May, 2021.

Julia M. Prince
NOTARY PUBLIC

JULIA M. PRINCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5/7/2024

Address New Owner:	**Send Tax Bill To:**	**Map & Parcel:**
Telisa Banniza 698 Harding Place Nashville, TN 37211	Same	146 04 0 019.00

FOR AND IN CONSIDERATION of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, I, **BARBARA A. BANNIZA**, unmarried, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey unto **TELISA BANNIZA**, unmarried, hereinafter called Grantee, her heirs and assigns, all of my right title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 498 on the Plan of Caldwell Hall, Section IX, Caldwell, of record in Book 3300, Page 29, Register's Office for said County.

SAID Lot No. 498 fronts 80 feet on the northerly side of Harding Place and runs back 184.39 feet on the westerly line and 185 feet on the easterly line to a dead line in the rear on which it measures 91.9 feet.

BEING the same property conveyed to Harry L. Banniza and wife, Margaret L. Banniza by warranty deed from Andrew Ewing, Trustee, of record in Book 3463, Page 291, Register's Office for Davidson County, Tennessee, the said Harry L. Banniza having since died, and, thereafter, conveyed to Telisa Dawn Greene and Barbara Ann Banniza by Last Will and Testament of Margaret L. Banniza of record at Instrument No. 20120314-0021746, said Register's Office. The said Telisa Dawn Greene and Telisa Banniza being one and the same person.

THIS CONVEYANCE is subject to any and all existing restrictions and easements of record.

IN WITNESS WHEREOF, the undersigned has executed this instrument this the 24th day of May, 2021.

"GRANTOR"

Barbara A Banniza by Telisa Banniza POA

BARBARA A. BANNIZA
BY TELISA BANNIZA AS POWER OF ATTORNEY

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, a Notary Public, in and for said County and State, the within named **Telisa Banniza as Power of Attorney for Barbara A. Banniza** (Grantor), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this, the 24th day of May, 2021.

Julia M. Prince

NOTARY PUBLIC

JULIA M. PRINCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 5-7-2024.