QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 650255 DEEDQC
06/07/2021 09:07:22 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210607-0075646

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE. WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF May 2021

Notary Public

MY COMMISSION EXPIRES: May 7, 2024

CHUKWUDI ECHETEBU NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner PLLC
1720 West End Avenue, Suite 300
Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBER
ERIKA ELAINE DAVIS-PATTERSON	**New Owner**	
(NAME)	(NAME)	
3244 Kings Lane		
(ADDRESS)	(ADDRESS)	**05900017400**
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **MINNIE PEARL SPRINGER-DAVIS,** HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVER UNTO **ERIKA ELAINE DAVIS-PATTERSON,** HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in the 13th Civil District of Davidson County, Tennessee, described according to a survey by L.C. Petty, Surveyor, dated December 17, 1973, as follows:

Beginning at a point in the northerly margin of Kings Lane, said point being the southwest corner of Lot No. 65, Haynes Estates, Section 3, as of records in Book 4175, page 80, Register's Office for said County; thence with the west boundary of said lot North 03° 33' East 380 feet to a point; thence South 82° 41' West 499.7 feet to a point in the easterly right-of-way of a 50 foot unnamed road; thence with same South 06° 42' East 404.5 feet to a point in the northerly margin of Kings Lane; thence with same North 79° 16' East 229.7 feet to a point; thence North 78° 02' East 100 feet to a point; thence North 77° 26' East 103.4 feet to the point of beginning.

Being the same property conveyed to Minnie Pearl Davis and son, Walter Davis, by deed from William Preston Bray and wife, Mary Gunter Bray, of record in Book4794, Page 934, Register's Office for Davidson County, Tennessee.

This is improved property also known as 3244 Kings Lane, Nashville, Tennessee 37218.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 6 day of June, 2021.

Minnie Pearl Springer-Davis

Minnie Pearl Springer-Davis

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **MINNIE PEARL SPRINGER-DAVIS,** the within named 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, this the 6 day of June 2021.

Notary Public

My Commission Expires: May 7, 2024

CHUKWUDI ECHETEBU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY