QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 659317 DEEDQC
06/17/2021 02:32:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210617-0082150

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

NT

Sub

STATE OF TENNESSEE
COUNTY OF DAVIDSON

— The actual consideration or true value, whichever is greater for this transfer is

$ 10.00

Affiant

IC

MY Subscribed and sworn before me this the 17 Day of JUNE, 2021.

A. Hayes, Deputy Register

THIS INSTRUMENT WAS PREPARED BY
LACKEY & LACKEY, PLLC JOSEPH L. LACKEY, III 40 BURTON HILLS BLVD., SUITE 200 NASHVILLE, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Hollie G. Owings	Same	Map: 092-13 Parcel: 313
303 37th Avenue North		FB 11W-80145
Nashville, TN 37209		

For and in mutual consideration of and other good and valuable consideration, the receipt of which is hereby acknowledged, I, Charles J. Wingate, an unmarried man, hereinafter called the Grantor, have bargained and sold, and by these presents do transfer and convey unto Hollie G. Owings, a married woman, hereinafter called Grantee, her heirs and assigns, a certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 86 on the Map of Shields' New West Nashville Plan of Lots, as of record in Book 57, Page 77, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to Vanessa P. Gray by Quitclaim Deed from Paul R. Reeves, of record in Instrument Number 20130816-0086263, Register's Office for Davidson County, Tennessee.

Further, being the same property that was inherited by operation of law to Hollie G. Owing, daughter of Vanessa P. Gray, deceased and Charles J. Wingate, husband of deceased as tenants in common. Deceased having died intestate with her Estate being probated in the Probate Court for Davidson County, Tennessee.

THIS Conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements of rights for public utilities applicable to this property; and taxes for the current year which are to be prorated and assumed by the Grantee(s) herein.

This is improved property known as 303 37th Avenue North, Nashville, Tennessee 37209.

Witnessed my hand this the 10th day of June, 2021.

Charles J. Wingate, ***Grantor***

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, Charles J. Wingate, in his capacity as Grantor, personally appeared before me, a Notary Public in and for said County and State, the within named Bargainor, with whom I am personally acquainted with (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand on official seal, this the 10th day of June, 2021.

Notary Public

My Commission Expires: 7-3-23

(SEAL)

DONALD K. BYRD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-3-2023