**This instrument prepared by:**
Nikeyta Darden
5304 Buena Vista Pike,
Nashville, TN 37218

Karen Johnson Davidson County
Batch# 673386 **DEEDQC**
07/08/2021 12:52:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210708-0092212

State of TENNESSEE
County of DAVIDSON

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

Affiant Signature

Subscribed and sworn to before me on this the 8 day of July, 2021

Notary Public
My Commission expires:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024

**NAME AND ADDRESS OF PROPERTY OWNER**
Nikeyta Darden
5304 Buena Vista Pike, Nashville, TN 37218

**SEND TAX BILLS TO:**
**Property Owner**

**TAX ID: 049090A0050000**

# QUITCLAIM DEED

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

**Michael Cox and Nikeyta Darden**

By these presents do remise, release and **QUITCLAIM** unto

**Nikeyta Darden**

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 5, CREEKSIDE SUBDIVISION, as shown on plat of record in Instrument No. 20040122-0008741, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being part of the same property conveyed to James Robert Osborne by Quitclaim Deed from Augusta Belle Osborne, dated August 4, 2014, of record in Instrument No. 20141110-0103785, Register's Office, Davidson County, Tennessee. Source of Title 20201110-0132657

This conveyance is subject to the current year's property taxes which have been paid and prorated, subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

Improved property known as: 5304 Buena Vista Pike, Nashville, TN 37218

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 8 day of July, 2021.

**Michael Cox**

**Nikeyta Darden**

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Michael Cox and Nikeyta Darden,** the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 8 day of July, 2021.

Notary Public
My Commission expires:

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024