Karen Johnson Davidson County
Batch# 676745 DEEDQC
07/14/2021 11:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210714-0094673

QUITCLAIM DEED

RYAN TERRELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 06-02-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF July, 2021.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Edward Lightford **Charles Lightford** **Shirley Lightford**	**Same**	**Map 59-13** **Par 88**
(NAME) **3924 Tucker Rd**	(NAME)	
(ADDRESS) **Nashville, TN 37218**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

ANNIE MAE DAVIS, WIDOWED, F/K/A ANNIE MAE LIGHTFORD ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO

EDWARD LIGHTFORD, UNMARRIED, CHARLES LIGHTFORD, UNMARRIED, AND SHIRLEY LIGHTFORD, UNMARRIED ALL AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP ("GRANTEE")

THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN THE 13TH CIVIL DISTRICT OF DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 189 ON THE MAP OF TREPPARD HEIGHTS SUBDIVISION, SECTION I, AS OF RECORD IN BOOK 2663, PAGES 64 AND 65, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 189 FRONTS 120 .FEET ON THE EAST SIDE OF TUCKER ROAD AND RUNS BACK BETWEEN LINES 249.9 FEET TO A LINE IN THE REAR MEASURING 120 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO ANNIE MAE LIGHTFORD, EDWARD LIGHTFORD, CHARLES LIGHTFORD, AND SHIRLEY LIGHTFORD, BY QUITCLAIM DEED FROM ANNIE MAE LIGHTFORD, OF RECORD IN INSTRUMENT NO. 20171019-0107060, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **3924 Tucker Road, Nashville, Tennessee 37218**

Witness our hands this the 6 day of July, 2021.

Annie Mae Davis

ANNIE MAE DAVIS F/K/A Annie Mae Lightford

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ANNIE MAE** DAVIS the within named bargainor, with whom I am personally acquainted (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 and official seal, this the 6 day of July, 2021.

Notary Public

My Commission Expires:

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

True Copy Certification

I, John Gleaves, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Gabriel Lutz, a notary public for this county and state, John Gleaves, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 10/2/2023
Notary' Seal (if on paper)

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY