Karen Johnson Davidson County
Batch# 678542 DEEDQC
07/16/2021 02:22:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210716-0095983

THIS INSTRUMENT WAS PREPARED BY:
John T. Horton, Esq.
P.O. Box 331282
Nashville, Tennessee 37203

QUIT CLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO:	MAP/PARCEL
Property Rehab Solutions, LLC 2311 Alpine Ave. Nashville, TN 37218	Property Rehab Solutions, LLC 2311 Alpine Ave. Nashville, TN 37218	070-09-0-09.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned MYLES KING and JANETH HARPER, hereinafter referred to as the "GRANTORS", have bargained and sold, and by these presents do hereby transfer and convey unto PROPERTY REHAB SOLUTIONS, LLC, hereinafter referred to as "GRANTEE", it's heirs, successors and assigns, a certain tract, or parcel of land in Davidson County, Tennessee, described as follows, to wit:

TRACT 2 (2146 Summitt Ave 070090-09900)

A lot of land in the 13th, formerly the 23rd civil district of Davidson County, Tennessee, being a part of the J. E. Curtis property, described as follows:

Beginning in the center of Alpine Avenue 717 1/2 feet northeasterly from the original south line of said properly, being R.B. Thurber's N. E. corner; thence with his northerly line, westerly 214 feet, more or less, to the center of an unnamed street or avenue; thence with the center of said street or avenue, northeasterly 82 1/2 feet; thence southeasterly parallel with the first line, 214 feet, more or less, to the center of Alpine Avenue; thence with the center of said avenue, southwesterly 82 1/2 feet to the beginning.

Being the same property conveyed to Joseph P. Baltz by Warranty deed from O.J. Bell and wife, Pearl Johnson Bell of record in Book 774, page 410, Register's Office for Davidson County, Tennessee.

The said Joseph Baltz a/k/a Joseph P. Baltz, Jr. a/k/a Joseph Paulinus Baltz, Jr. died on May 8, 1960 predeceased by his wife, Marie Ehemann Baltz. The Last Will and Testament of Joseph P. Baltz, Jr. was admitted to Probate May 31, 1960 in the Circuit Court for Davidson County, Tennessee, Case No. 40846 and recorded in Minute Book 164, Page 126, Will Book 73, page 132, devised the property to Joseph P. Baltz, III, George Thomas Baltz, Anna Maria Baltz Harrigan, Barnard Baltz, Lawrence Fintin Baltz, Katherine Baltz Corbitt, Margaret Baltz Taylor, Alfred Baltz and Francis Baltz. As per Affidavit of Heirship Recorded in Instrument No. 2013110&01152844, said Register's Office, one of the nine children survived him and is alive at the time of this conveyance, being Catherine Baltz Corbitt. The other eight children survived him but subsequently died, and are discussed herein below: Joseph P. Baltz, Ill, George Thomas Baltz, Anna Maia Baltz Harrigan, Barnard Baltz, Lawrence Fintin Baltz\84, Katherine Baltz Corbitt, Margaret Baltz Taylor, Alfred Baltz and Francis Baltz.

Margaret Baltz Taylor a/k/a Margaret Frances Taylor died intestate on 2/3/1984, her spouse James Taylor, predeceased her and died intestate on 5/18/1981, she was survived by her seven children: Joan M. King, James F. Taylor, David B. Taylor,

Theresa A. King, Patrick J. Taylor; Margaret E. Word and Mary C. Taylor, per Affidavit of Heirship, Instrument No. 20180510-0044814, said Register's Office.

George Thomas Baltz died intestate on 12/19/1986, he was never married and had no children during his lifetime; his heirs were his siblings and their heirs, as per Affidavit of Heirship Instrument No. 20180510-0044809, said Register's Office.

Joseph P. Baltz, III a/k/a Joseph Paulinus Baltz died intestate on 07/17/1991, he was never married and had no children during his lifetime; his heirs were his siblings and their heirs, as per Affidavit of Heirship Instrument No. 20180510-0044810, said Register's Office.

Barnard Baltz a/k/a Bernard James Baltz died intestate on 08/29/1992, he was never married and had no children during his lifetime; his heirs were his siblings and their heirs, as per Affidavit of Heirship Instrument No. 20180605-0053804, said Registers Office.

Francis Baltz a/k/a Francis Dominic Baltz, died intestate on 6/9/1997, survived by his spouse Catherine Baltz and his three children: Deborah C. Nicholson, Francis D. Baltz, Jr. and Thomas A. Baltz, per Affidavit of Heirship, Instrument No. 20180510-0044815, said Register's Office.

Anna Maria Baltz Harrigan a/k/a Anna Marie Baltz Harrigan, died intestate on 3/23/2001, widowed and survived by four children: Vincent M. Harrigan, Kathleen A. Spicer, Babette M. Harrigan and Michael Wayne Harrigan (who subsequently died on 10/6/2013, survived by his two children Michael Wayne Harrigan and Charla Kay Hanigan Gaar), per Affidavit of Heirship, Instrument No. 20180510-0044813, said Register's Office.

Kathleen A. Spicer died December 21, 2018, leaving children Michelle Gary and Jerry Gary per Affidavit of Heirship, Instrument No. 20200805-008658, said Register's Office.

Michael Wayne Harrigan, heir of Anna Maria Baltz Harrigan a/k/a Anna Marie Baltz Harrigan died on 10/26/2013, survived by his two children Michael Wayne Harrigan and Charla Kay Harrigan Gaar, per Affidavit of Heirship, Instrument No. 20180510-0044816, said Register's Office.

Alfred Baltz a/k/a Alfred Aloysius Baltz, Sr., died on 4/9/2004, widowed and survived by his six children Loretta M. Baltz, Velma Lynn Baltz Word, Alfred Baltz, Jr., Christine D. Baltz, Jacqueline Diane Baltz Sullenbarger, Matthew S. Baltz, per Affidavit of Heirship, lnstrument No. 20180510-0044812, said Register's Office.

Lawrence Fintin Baltz died testate on 9/11/2012. By his Last Will and Testament admitted to Probate on February 19, 2013, in the Chancery Court for Davidson County, Tennessee, Case No. 13P326, he devised his property to his nephew Matthew Baltz. Said Probate case was closed by order entered 7/15/2014.

Bemandine Baltz died intestate on 06/25/2013, she was never married and had no children during her lifetime; her heirs were her siblings and their heirs, as per Affidavit of Heirship Instrument No. 201805100044811 said Register's Office.

Being the same property conveyed to Joseph P. Baltz by Warranty Deed from O.J. Bell and wife, Pearl Johnson Bell of record in Book 774, page 410, Register's Office for Davidson County, Tennessee, dated March 5, 1928 and recorded on March 22, 1928.

Being the same property conveyed to Myles King and Janeth Harper by Warranty Deed from the therein named Grantees of record in Instrument # 20201006-0115648, Register's Office for Davidson County, Tennessee,

This conveyance is subject to any and all zoning regulations, building restrictions and setback lines, easements, rights of way for public utilities, restrictive covenants, and encumbrances, if any, as may affect the premises.

THIS IS UNIMPROVED PROPERTY KNOWN AS: 2146 Summitt Avenue
Nashville, Tennessee 37218

IN WITNESS WHEREOF, We have hereunto set our hands to this Quit Claim Deed.

DATE: 7/12/21 Myles S. King
MYLES KING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, MYLES KING, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that he executed the foregoing Quit Claim Deed for the purposes therein contained.

WITNESS my hand and official seal, this 13th day of JULY, 2021.

NOTARY PUBLIC

My commission expires: 01/03/22

DATE: 7/12/2021 Janeth Harper
JANETH HARPER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantor, JANETH HARPER, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that she executed the foregoing Quit Claim Deed for the purposes therein contained.

WITNESS my hand and official seal, this 13th day of JULY, 2021.

NOTARY PUBLIC

My commission expires: 01/03/22

JOHN HORTON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JAN. 3, 2022

AFFIRMATION OF VALUE

We do hereby swear or affirm that the actual consideration for this transfer is $0.00.

DATE: 7/12/21 Myles S. King
MYLES KING

DATE: 7/12/2021 Janeth Harper
JANETH HARPER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a notary public in and for said State and County, the within named grantors, MYLES KING and JANERTH HARPER, with whom I am personally acquainted (or upon the basis of satisfactory evidence presented to me), and who acknowledged that they executed the foregoing Quit Claim Deed Affirmation of Value for the purposes therein contained.

WITNESS my hand and official seal, this 12th day of JULY, 2021.

NOTARY PUBLIC

My commission expires: 01/03/22

JOHN HORTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 3, 2022

CERTIFICATE OF AUTHENTICITY

I, **John T. Horton, Esq.**, 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 on _____ .

DATE: 7/14/21

John T. Horton, Signature

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me on this 14th day of July, 2021.

NOTARY PUBLIC

My Commission Expires: 7.09.2024

TERRY L HARRIS
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON