Karen Johnson Davidson County
DEEDQC
Batch# 737079 2 pgs
10/15/2021 08:21:07 AM
Fees: $12.00 Taxes: $0.00
20211015-0138568

This instrument prepared by:
Lesa H. Skoney
Tune, Entrekin & White, P.C.
500 11th Avenue North, Suite 600
Nashville, TN 37203
(615) 244-2770

NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL
Valarie Zager Landa 809 Breckston Lane Nashville, TN 37221	Walter Mack Parsons 1011 McMahan Avenue Nashville, TN 37216	061-11-0-076.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration, or value, whichever is greater for this transfer is zero ($0).

Dewey Victor Simpson
AFFIANT

Subscribed and sworn to before me this 7th day of October 2021.

LESA H. SKONEY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2022

Lesa H. Skoney
Notary Public

My commission expires: 1-3-22

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, and for the purpose of making a gift, I, DEWEY VICTOR SIMPSON, Grantor, do hereby transfer and convey unto VALERIE ZAGER LANDA, Grantee, all of my right, title and interest in and to certain property in Davidson County, Tennessee described as follows:

Being the easterly 80 feet of Lot No. 20 on the map of I.C. McMahan's Subdivision of part of the Maplewood Lands, as of record in Book 547, Page 78, Register's Office for said County.

Said part of said Lot No. 20 fronts 80 feet on the northerly side of McMahan Avenue and runs back between parallel lines 296 feet to a dead line.

Being the same property conveyed to Harriett Demetros Simpson as to an undivided 3.125% interest as tenant in common by deed of record of Peggy Mathes as Administrator of the Estate of Hugh G. Bland, Jr. in Instrument No. 20201006-0115853, Register's Office of Davidson County, Tennessee. The said Harriett Demetros Simpson having since died, leaving a Last Will and Testament of record in Case No. 21P1256, Seventh Circuit Court of Davidson County, Tennessee, devising said property to Dewey Victor Simpson.

This is property commonly known as: 1011 McMahan Avenue, Nashville, TN 37216.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 7th day of October, 2021.

GRANTOR:

Dewey Victor Simpson

DEWEY VICTOR SIMPSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named DEWEY VICTOR SIMPSON, 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, at office, this 7th day of October, 2021.

Notary Public

My commission expires: 1-3-22

LESA H. SKONEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 3, 2022