Karen Johnson Davidson County
Batch# 746189 DEEDQC
10/28/2021 02:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211028-0145023

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value for this transfer is $-0-.

Affiant

Subscribed and sworn to before me, this 12th day of October, 2021.

Notary Public

My commission expires: May 7, 2024

(Notary Stamp) Andrew Suzore State of Tennessee Notary Public Davidson County

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
Lenders Title Company
149 1st Ave. North, Franklin, TN 37067

QUITCLAIM DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Debra Combs	SAME	090-15-0-090.00
438 Annex Avenue		
Nashville, TN 37209		

FOR AND IN CONSIDERATION of TEN AND 00/100 DOLLARS ($***10.00), the receipt of which is hereby acknowledged, I, **Derral R. Combs, an unmarried man** (hereinafter the "Grantor"), hereby quitclaim and convey to **Debra Combs, an unmarried woman** (hereinafter the "Grantee"), his heirs and assigns, any and all right, title and interest that I have in and to the following real property located in Davidson County, Tennessee, being further described as follows, to wit:

BEING Lot No. 1072 on the Plan of Charlotte Park, Section 15, of record in Book 3300, Page 75, Register' s Office for Davidson County, Tennessee.

SAID Lot No. 1072, which is a corner lot, fronts 119.71 feet on the broken Northeasterly margin of Galaxie Drive and fronts 100.0 feet on the Southeasterly margin of Annex Avenue, said frontages being joined by a curve having a length of 39.3 feet, and extends back 128.0 feet on the Northeasterly line and 119.25 feet on the Southeasterly line to a point of intersection.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM is the following conveyance to the Metropolitan Government of Nashville and Davidson County of record in Doc. No. 20040109-00036221 described as follows:

BEGINNING at a point in the Southerly margin of Annex Avenue, said point being the Northwesterly corner of the Anna Mai Dorris property, as of record in Deed Book 6266, Page 133, Register's Office for Davidson County, Tennessee, said point being the Northeasterly corner of the tract herein described; thence, a common line with the Anna Mai Dorris property, as of record in Deed Book 6266, Page 133, Register's Office for Davidson County, Tennessee, South 31 degrees, 39 minutes, 00 seconds East, 10.00

feet; thence, crossing the Ervel E., Linda and Nita D. Collins property, as of record in Deed Book 9732, Page 396, Register's Office for Davidson County, Tennessee South 58 degrees, 17 minutes, 57 seconds West, 22,00 feet; thence, North 31 degrees, 39 minutes, 00 seconds West, 10.00 feet; thence, with the Southerly margin of Annex Avenue, North 58 degrees, 17 minutes, 57 seconds East, 22.00 feet to the point of beginning; containing 220 square feet or 0.005 acres, more or less.

BEING the same property conveyed to Derral R. Combs and Debra Combs, husband and wife by Warranty deed from Cleo M. Groves, II and spouse, Rebekah L. Groves of record in Instrument No. 20190319-0024822 Register's Office for Davidson County, Tennessee; the said Derral R. Combs and Debra Combs having since divorced and in accordance with that Final Decree and Martial Dissolution Agreement in the case styled Debra D. Pewitt- Combs v. Derral R. Combs in the Chancery Court for Williamson County, Tennessee at Franklin, Docket No. 18CV-47549M, the said Derral R. Combs relinquishes all his right, title, and interest in the subject property to the said Debra Combs a/k/a Debra D. Pewitt-Combs.

BEING also known as **438 Annex Ave, Nashville, TN 37209.**

This conveyance of the property is made expressly subject to all limitations, restrictions and encumbrances as may affect the property.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument has been prepared based solely upon information provided by the parties, and unverified by the preparer. This instrument has been prepared without the benefit of a title search.

IN WITNESS WHEROF I have hereunto set my hand this 20th day of October, 2021.

Derral R. Combs

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Derral R. Combs, the within named bargainor, to me known (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 20th day of October, 2021.

Notary Public
My Commission Expires: 9/14/25

MICHELLE W. LOCKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

LTC File 21-000596-525

Tennessee Certification of Electronic Document

I, Patricia Nicks, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 10-22-2021 (date of document).

Affiant Signature

10-22-2021
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 22nd day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: May 7, 2024

NOTARY'S SEAL

Andrew Suzore
State of Tennessee Notary Public
Davidson County