Karen Johnson Davidson County
Batch# 758697 DEEDQC
11/22/2021 09:01:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211122-0154511

THIS INSTRUMENT PREPARED BY
AND AFTER RECORDING RETURN TO:

Bell, McCann & McInteer, PLC
8110 Isabella Lane, Ste 200
Brentwood, TN 37027

Address New Owner(s) as follows:

Millicent C. Caruthers
610 Richardson Avenue
Nashville, TN 37207

Send Tax Bill to:
Owner

Map-Parcel Numbers:
071-16-0 239.00

DIANA K GALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

State of Tennessee
County of DAVIDSON

The Actual Consideration or Value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 17th day of November, 2021.

Notary Public

My Commission Expires:
9-6-22

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I, **BERNARD A. CARUTHERS** HEREINAFTER CALLED GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER, CONVEY AND QUITCLAIM UNTO **MILLICENT C. CARUTHERS,** HEREINAFTER CALLED GRANTEE(S), HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN A CERTAIN PARCEL OF LAND, TOGETHER WITH ALL TENEMENTS, HEREDITAMENTS AND APPURTENANCES THERETO LOCATED IN **DAVIDSON COUNTY**, STATE OF **TENNESSEE**, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

See attached "Exhibit A".

Said property is conveyed also subject to such other limitations, restrictions, and encumbrances as may affect the premises.

Said property is commonly referred to as 610 Richardson Avenue, Nashville, TN 37207.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 11 day of November, 2021.

By: Bernard A. Caruthers



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 **Bernard A. Caruthers**, the Grantor, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 17th day of November, 2021.

My commission expires: 9-6-22

Notary Public

Exhibit A

Land in Nashville, Davidson County, Tennessee, being Lot Nos. 201 and 202 on the Map of Oakwood Park, of record in Book 421, page 12, Register's Office for said County.

Said Lot Nos. 201 and 202 adjoin and front together 61 feet on the west side of North 7th Street and run back between parallel line along the south margin of Richardson Avenue, 165 feet to an alley.

Being the same property conveyed to Eli Caruthers, Jr., and wife, Mamie C. Caruthers, by deed dated 12/23/1963, from The Nashville Housing Authority, of record in Book 3706, page 129, Register's Office for said County.

The said Mamie C. Caruthers having predeceased Eli Caruthers, Jr., leaving Eli Caruthers, Jr. as the surviving tenant by the entirety.

The said Eli Caruthers, Jr., having died testate on 10/30/2009, vesting 50% interest in subject property to wife, Delois Caruthers, and 50% interest in subject property divided among four children, namely: Charles Caruthers, Carl Caruthers, Lawrence Caruthers, and Lydia Caruthers, in equal shares. See Last Will and Testament of Eli Caruthers, Jr., of record in Instrument No. 20141030-0100229, Register's Office for said County; see also Order to Probate to Establish Muniment of Title of Eli Caruthers, Jr. (Davidson County Probate Case No. 14P-1678), of record in Instrument No. 20141030-0100228, Register's Office for said County.

The said Delois Caruthers, having died testate on 10/16/2019, leaving her interest in subject property to daughter, Keturah A. Caruthers (a/k/a/ Keturah A. Thompson). See Last Will and Testament of Delois Caruthers of record in Instrument No. 20210816-0110402, Register's Office for said County; see also Order to Probate to Establish Muniment of Title of Delois Caruthers (Davidson County Probate Case No. 21P-1312), of record in Instrument No. 20210816-0110401 Register's Office for said County.

The said Carl Caruthers (a/k/a Carl E. Caruthers) having died testate on 03/06/2020, leaving his interest in the subject property to wife, Millicent C. Caruthers by Last Will and Testament. At the time of this conveyance, the said Last Will and Testament of Carl Caruthers has not yet been probated, and thus Grantor makes this conveyance to Millicent C. Caruthers, the residuary beneficiary of the said Last Will and Testament of Carl Caruthers, in order to convey any interest he may have in the subject property due to the fact that he is an heir at law to Carl Caruthers. Millicent C. Caruthers and Bernard A. Caruthers are the only heirs at law to Carl Caruthers.

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 11/16/2021 (date ~~of document~~).

Affiant Signature

11/16/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 16th day of November, 2021.

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXPIRES MAY 5, 2025
NOTARY'S SEAL

Eliza Whitfield
Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025