Karen Johnson Davidson County
Batch# 770369 DEEDQC
12/08/2021 03:44:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20211208-0162953

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF DAVIDSON} The actual consideration or value, whichever is greater for this transfer is $0.00. Karen Bean Affiant Subscribed and sworn to before me This 3rd day of December, 2021. Daphne M Smith Notary Public of Michigan Expires 11/13/2027 Acting in the County of Jackson Daphne M. Smith Notary Public My Commission Expires: 11-13-2027

Address New Owner as:	Tax Bill To:	Map / Parcel
Affordable Housing Resources, Inc. 50 Vantage Way, #107 Nashville, TN 37228	New Owner	Map 094 Parcel 10158

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by parties the hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Karen Bean** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Affordable Housing Resources, Inc.** (hereinafter referred to as "Grantee"), all of her interest in the following described parcel of real estate located in Davidson County, Tennessee:

Being the northerly 1/2 of Lot 1 and Lots No. 4 and 5 in Haynies Central Park Plan, as of record in Book 161, Page 116, Register's Office for Davidson County, Tennessee. Said northerly half of Lot No. 1 fronts 30 1/2 feet on the westerly side of South 12th Street, and extends back 150 feet, more or less, on the south line, and 144.7 feet on the north line, and with the southerly margin of Lenore Street, to an alley, on which it shows 30 feet. Said Lot Nos. 4 and 5

fronts 50 feet each, 100 feet together, on the southerly side of Lenore Street, and extends back between parallel lines 164 feet to an alley. All of said lots were conveyed to G.W. Winters by deed, as of record in Book 447, Page 169, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Walter L. Litchford and Kate O. Litchford by Installment Deed from Jesse T. Winters et al., of record in Deed Book 531, Page 323 Register's Office for Davidson County, Tennessee. Walter L. Litchford having predeceased Kate O. Litchford, Kate O. Litchford died intestate, leaving ten children and heirs at law: Odell Tuttle, Joe Litchford, Thelma Litchford, Howard Litchford, Claude Litchford, Billie Byrum, Ruby Dotson, Wilma Barrett, Walter Litchford, Jr., and John Albert Litchford, all of whom are also deceased. The Grantor is an intestate heir of Kate O. Litchford through Wilma Barrett, her deceased mother.

Being the same property conveyed to the Metropolitan Government of Nashville and Davidson County, Tennessee, by the Final Decree Confirming Sale, of record in Instrument Number 20200423-0042520, upon a Delinquent Tax Sale. The Metropolitan Government of Nashville thus conveyed the property to Affordable Housing Resources, Inc., by Quitclaim Deed, as of record in Instrument Number 20200423-0042520, Register's Office for Davidson County, Tennessee.

This is improved real property commonly known as 900 South 12th Street, Nashville, TN 37206.

The Grantor is entering into this deed to convey any interest she may have in the above described property as an intestate heir at law of Kate O. Litchford.

Said property is conveyed with such limitations, restrictions, and encumbrances as may affect the premises

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 3rd day of December, 2021.

Karen Bean

Karen Bean

STATE OF Michigan }

COUNTY OF Jackson }

On this 3rd day of December in the year 2021, before me the undersigned, personally appeared Karen Bean, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 3rd day of December, 2021.

Daphne M. Smith

My Commission Expires: 11-13-2027 Notary Public

Daphne M Smith
Notary Public of Michigan
Expires 11/13/2027
Acting in the County of Jackson

Certificate of Authenticity

I, Robert J. Notestine, do herby 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 12/6/2021.

AFFIANT SIGNATURE

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 6th day of December, 2021.

NOTARY'S SIGNATURE

My Commission Expires: 11/03/2025

Notary's Seal:

