Karen Johnson Davidson County
Batch# 771197 DEEDQC
12/09/2021 01:35:46 PM 4 pgs
Fees: $22.00 Taxes: $0.00

20211209-0163521

Josephine D. Roper

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 10.00
Sharitha M. Leggs, Affiant
Subscribed and sworn before me this the
9 Day of December, 2021.
Brodi Wiss, Deputy Register

Prepared By:
Mrs. Josephine D. Roper
4117 Meadow Hill Dr
Nashville, Tennessee 37218

After Recording Return To:
Mrs. Sharitha M. Leggs
4117 Meadow Hill Dr
Nashville, Tennessee 37218

TAX PARCEL ID #: ~~18D48252~~ 059 05 0 058.00

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mrs. Josephine D. Roper, *("Grantor")* **whose address is** 4117 Meadow Hill Dr, Nashville, Tennessee 37218, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Mrs. Sharitha M. Leggs *("Grantee")*, **whose address is** 4117 Meadow Hill Dr, Nashville, Tennessee 37218, all right, title, interest and claim to the following real estate property located at 4117 Meadow Hill Dr in the City/Township of Nashville, located in the County of Davidson and State of Tennessee and ZIP code of 37218, to-wit:

Property having Lot No. 71, with the Section No. 3, and having the following description: Land in Davidson County, Tennessee, being Lot No. 71 on the plan of Buena Vista Estates, section 3, of record in Book 4175, page 139, Register's office for said County.

Said Lot No. 71 fronts 75.0 feet on the westerly margin of Meadow Hill Drive and extends back between parallel lines 145.0 feet to a deadline.

Being part of the same property conveyed to the Williamsburg Corporation, by deed from H. Lynn Greer, Trustee, of record in Book 4464, page 941, Register's Office for Davidson County, Tennessee..

FOR VALUABLE CONSIDERATION, in the amount of $10.00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of 12/09/2021, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof. SML

Sharitha M. Leggs
(Grantor's Signature)
Mrs. Josephine D. Roper By: Sharitha M. Leggs
Mrs. Josephine D. Roper
(Grantor's Printed Name)

Sharitha M. Leggs
(Grantee's Signature)

PICK UP
T.A.I.

Mrs. Sharitha M. Leggs
(Grantee's Printed Name)

Signed in our presence:

(Witness #1 Signature)

Mario A.Leggs
(FIRST WITNESS NAME TYPED)

(Witness #2 Signature)

Jasmine Young
(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mrs. Sharitha M. Leggs
4117 Meadow Hill Dr
Nashville, Tennessee 37218

Mail Subsequent Tax Bills To:

Sharitha M. Leggs
4117 Meadow Hill Dr
Nashville, Tennessee 37218

Grantor's Address:

Mrs. Josephine D. Roper
4117 Meadow Hill Dr
Nashville, Tennessee 37218

STATE OF TENNESSEE)
) **SS.**
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on Josephine D. Roper by Mrs. Josephine D. Roper,* who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

*By: Shantha M. Loggs POA

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Katrina Adams
(Signature of Notary)

Katrina Adams
(Printed Notary Name) Davidson, Tennessee

My Commission expires: 09-05-2025

KATRINA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

Land in Davidson County, Tennessee, being Lot NO 71 on the plan of Buena Vista Estates, Section 3, of record in Book 4175, Page 139, Register's Office for said County.

SAID Lot NO 71 fronts 75.0 feet on the westerly margin of Meadow Hill Drive and extends back between parallel lines 145.0 feet to a dead line.

Being the same property conveyed to Eugene Roper, Sr and Josephine D Roper by Warranty Deed dated 09/29/71 at Book 4541, Page 322 in the Register's Office of Davidson County, Tennessee. Eugene Roper died on August 14, 2003 leaving Josephine D Roper as the remaining tenant by the entirety.