Karen Johnson Davidson County
Batch# 777094 DEEDQC
12/21/2021 08:31:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20211221-0168167

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF DECEMBER 2021.

Notary Public

MY COMMISSION EXPIRES: 5/5/25
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (& RETURN TO):
Rudy & Partners, PLLC
608 Shelby Avenue
Nashville, TN 37206

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Nakita Ross	**Same**	
(NAME)	(NAME)	
1025 Lady Nashville Drive		**08116047000**
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

HERMAN J. ROSS, SR., MARRIED ("GRANTOR")

HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEYS UNTO

NAKITA ROSS, SINGLE ("GRANTEE")

HER HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE SOUTHERLY THIRTY-SEVEN AND ONE HALF (37 ½) FEET OF LOT NO. ELEVEN (11) ON THE PLAN OF HARDING'S FIRST ADDITION TO NASHVILLE, AS OF RECORD IN BOOK 19, PAGE 241, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF HARDING STREET AND 14TH AVENUE NORTH, FORMERLY WATKINS STREET, BEING THE SOUTHWEST CORNER OF SAID LOT NO. 11; THENCE WITH THE NORTHERLY MARGIN OF HARDING STREET, EASTERLY SIXTY-SEVEN AND ONE-HALF, (67 ½) FEET TO LOTS NOS. 11 AND 12; THENCE NORTHERLY WITH THE LINE BETWEEN SAID TWO LOTS, THIRTY SEVEN AND ONE-HALF (37 ½) FEET; THENCE, WESTERLY PARALLEL WITH HARDING STREET, SIXTY SEVEN AND ONE-HALF (67 ½) FEET; MORE OR LESS, TO THE EASTERLY MARGIN OF 14TH AVENUE NORTH, THENCE WITH THE EASTERLY MARGIN OF SAID 14TH AVENUE NORTH, SOUTHERLY THIRTY SEVEN AND ONE-HALF (37 ½) FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO HERMAN J. ROSS, SR., UNMARRIED, BY WARRANTY DEED FROM CARL E. JONES, A MARRIED PERSON, OF RECORD IN INSTRUMENT NO. 20010604-0057429, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID HERMAN J. ROSS, SR., NOW MARRIED, USED THIS PROPERTY FOR INVESTMENT PURPOSES AND IT WAS NOT NOR HAS IT EVER BEEN THE PRIMARY RESIDENCE OF GRANTOR.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

This is **improved** property known as: **1026 14TH AVENUE NORTH, NASHVILLE, TENNESSEE 37208.**

Witness our hands this the 16 day of December 2021.

Herman J. Ross, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **HERMAN J. ROSS, SR.**, 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 and official seal, this the 16th day of December 2021.

Notary Public
My Commission Expires: _____

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

I, Kate Nyquist, 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 12/16/2021 (date of document).

Affiant Signature
Date: 12/16/21

State of Tennessee)
County of Davidson)

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

Notary's Signature
My commission expires: 5/9/23

BRITTANY SENSABAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-09-2023

I, Lauren Ewing, 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 12/16/21 (date of document).

Lauren Ewing

Affiant Signature

Date 12/16/21

State of TN

County of Davidson

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

Notary's Signature

MY COMMISSION EXPIRES:

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY