Karen Johnson Davidson County
Batch# 786107 DEEDQC
01/10/2022 03:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220110-0002969

QUITCLAIM DEED	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 30th day of December, 202 Notary Public My Commission Expires:

ROBERT J. NOTESTINE III
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 03.03.2025

Address New Owner as:	Tax Bill To:	Map / Parcel
Brenda Joyce Williamson PO Box 204 Germantown MD 20875	New Owners	Map 81.11 Parcel 040.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties 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, **Kenneth Lee, unmarried** (hereinafter referred to as the "Grantor") do hereby quitclaim and convey unto **Brenda Joyce Williams** and **Sharon Lee Farmer** (hereinafter referred to as the "Grantees"), all of his interest in the following described parcel of real estate located in Davidson County, Tennessee:

> **Land in Davidson County, Tennessee, being Lot No. 281 on the Map of J. M., T. J., and G. W. Harding's Plan of record in Book 21, page 80, Register's Office for said County.**

Said Lot No. 281 fronts 50 on the west side of 21st Avenue North and extends back between parallel lines 158 fee to an alley.

Being the property conveyed to Howard Lee and wife, Josephine Crowder Lee by from Leo D. Brown, unmarried, of record in Book 2151, page 157, said Register's Office for Davidson County, Tennessee. Howard Lee has since and upon his death, title was vested in Josephine Crowder Lee as the sole surviving tenant by the entirety. Josephine Lee has since died on February 8, 2018, and her interest to the property passed at the death of Josephine Crowder Lee to her children, Howard Lee, Jr., Kenneth Wayne Lee, Brenda Joyce Williamson, Sharon Le Farmer, as her only heirs at law. An Affidavit of Heirship can be referenced in Instrument No. 20190517-0046654, Register's office for Davidson County, Tennessee recorded on May 17, 2019.

This is improved real property located at 1725 21st Avenue North, Nashville, Tennessee 37208.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 17 day of December, 2021.

Kenneth Lee

STATE OF Tennessee }
COUNTY OF Davidson }

Personally appeared before, the undersigned, a Notary Public in and for said County and State, the within named **Kenneth Lee**, the Grantor, 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 at Nashville Tennessee, this 17th day of December 2021.

My Commission Expires: 03/03/2025

STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
ROBERT J. NOTESTINE III
MY COMM. EXPIRES 03/03/2025

Notary Public

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 12/30/21.

1/03/22

AFFIANT SIGNATURE

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 3rd day of Jan, 2022. REG

NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

ROBERT ELLIOTT GRAVES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024