Karen Johnson Davidson County
Batch# 791589 DEEDQC
01/18/2022 10:51:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220118-0006625

THIS INSTRUMENT PREPARED BY:

Wagon Wheel Title & Escrow, LLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

This deed is prepared with information provided by the client/owner and without the benefit of a title search and/or examination conducted by Wagon Wheel Title & Escrow, LLC.

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Yolanda M. Singleton 2419 Gardner Ln. Nashville, TN 37207	New Owner	07004002300

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged **Virginia T. Singleton, unmarried,** by these presents does hereby quitclaim and convey unto **Yolanda M. Singleton, unmarried** her heirs, successors and assigns, her rights, title and interest in and to the following described tract of land:

Being lot No. 41 on the Map of Haynes Heights, Section II, as of record in book 2331, page 58, Register's office for said County.

Said lot No. 41 fronts 93 feet on the easterly side of Gardner Lane, and runs back 250 feet on the south line and 180 feet on the north line to a dead line, which is a broken line, measuring 192.6 feet thereon.

Being the same property conveyed to Fannie Mai Ross, by deed from Pearl H. Vaughn and Roy O. Vaughn, Jr. and wife, Dorothy B. Vaughn, of record in Book 4038, page 630, Register's Office for Davidson County, Tennessee;

Being the same property devised to Virginia T. Singleton, under the will Fannie Mai Ross with probate of record at Instrument No. 20150227-0017373.

Being also known as 2419 Gardner Ln., Nashville, TN 37207.

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
29 day of December 2021.

Affiant

My commission expires: 09/08/24 (Affix Seal)

Notary Public

ALLISON CLAIRE GRACE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 29 day of December, 2021.

X Virginia T. Singleton
Virginia T. Singleton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Virginia T. Singleton,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this the 29 day of December 2020.

Notary Public

My Commission Expires: 09/08/2024

ALLISON CLAIRE GRACE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

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 01/12/2002 ____ (date of document).

Affiant Signature

01/12/2002
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 12 day of January, 2022.

Notary's Signature

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

MY COMMISSION EXPIRES: 5-5-2025