QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 813038 DEEDQC
03/01/2022 12:22:37 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220301-0023199

L-QCD-22-1411

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 THE 25 DAY OF February, 2022.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

CHAPEL DRUMMOND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Mary Cole-Sparkman	**New Owner**	
(NAME)	(NAME)	
1411 Rosedale Avenue		**071 16 0 061.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(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(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARY COLE-SPARKMAN, AN UNMARRIED WOMAN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MARY COLE-SPARKMAN, AN UNMARRIED WOMAN** hereinafter called the Grantee(s), his/her/its/their 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 part of Lot No. 6 on the map of Williams and Hayes Company Belleview Plan, of record in Book 332, Page 51, Register's Office for said county, and described as follows:

Beginning at a point in the eastern margin of Rosedale avenue, said point being 150 feet south of the southeastern corner of the intersection of Rosedale avenue with Blue Ridge avenue; thence eastwardly 200 feet to a point in the east boundary line of lot no. 6 in said plan; thence southwardly 50 feet to a point which is the common point of intersection of Lots Nos. 5, 6, 13 and 14 as shown in said plan; thence along the margin of said Rosedale Avenue 50 feet to the point of beginning.

Being the same property conveyed to Charles E. Sparkman and wife, Mary Cole Sparkman, by Quitclaim Deed from Charles E. Sparkman, of record in Instrument Number 20040526-0061631, Register's Office for Davidson County, Tennessee.

The said Charles E. Sparkman having died on or about the 17th day of September, 2009, being survived by his spouse, Mary Cole Sparkman, who received her interest as said surviving spouse.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1411 Rosedale Avenue, Nashville, Tennessee 37207**.

Witness my/our hand(s) this the 25 day of February, 2022

Mary Cole-Sparkman

Mary Cole-Sparkman

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARY COLE-SPARKMAN, 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/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the .

Notary Public
My Commission Expires: 10/2/2023
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

GABRIEL LUTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023