Prepared By: [redacted]

Gebraun Clark

After Recording Return To:

2413 14th Ave N

Nashville, Tennessee 37208

Karen Johnson Davidson County
Batch# 825773 **DEEDQC**
03/21/2022 03:22:29 PM 6 pgs
Fees: $32.00 Taxes: $0.00



20220321-0032417

SPACE ABOVE THIS LINE FOR RECORDER'S USE

QUITCLAIM DEED

On March 18, 2022 THE GRANTOR(S),

- Genorris Crawford, a single person

for and in consideration of: One Dollar ($1.00) and/or other good and valuable consideration conveys, releases and quitclaims to the GRANTEE(S):

- Gebraun Clark, a married person, residing at 2413 14th Ave N, Nashville, Davidson County, Tennessee 37208

the following described real estate, situated in Nashville, in the County of Davidson, State of Tennessee

Legal Description: See attached *Exhibit A*

Grantor does hereby convey, release and quitclaim all of the Grantor's rights, title, and interest in and to the above described property and premises to the Grantee(s), and to the Grantee(s) heirs and assigns forever, so that neither Grantor(s) nor Grantor's heirs, legal representatives or assigns shall have, claim or demand any right or title to the property, premises, or appurtenances, or any part thereof.

Tax Parcel Number: 08103032600

Mail Tax Statements To:
Gebraun Clark
2413 14th Ave N
Nashville, Tennessee 37208

|SIGNATURE PAGE FOLLOWS|

Grantor Signatures:

DATED: 3-18-2022

Genorris Crawford

Genorris Crawford
2408 14th Ave N
Nashville, Tennessee, 37208

STATE OF TENNESSEE, COUNTY OF DAVIDSON, ss:

On this 18th day of March, 2022, before me personally appeared Genorris Crawford, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed same as their free act and deed.

LANDON TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 8, 2025

Landon Taylor
Notary Public

FRC
Title (and Rank)

My commission expires Sept. 8, 2025

I, Affiant, hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this transfer is $0.00.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Gebraun Clark, Affiant
Subscribed and sworn before me this the
21 Day of March, 2022.
Brandi Wise, Deputy Register

Gebraun Clark
Affiant
Affiant's Name: Gebraun Clark

EXHIBIT A: LEGAL DESCRIPTION OF PROPERTY

Quitclaim Deed

Bill Garrett Davidson County
Batch# 114343 DEEDQC
07/10/2018 11:04:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20180710-0066460

State of Tennessee
County of Williamson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 30 day of April, 2018.

Notary Public
My Commission Expires:

DEKISHA WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 12-7-2020

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
6970 Moores Lane
Franklin, TN 37027

Address of New Owners:	Send Tax Bills To:	Tax ID#
Genorris Crawfrod 2408 14th Avenue North Nashville, TN 37208	SAME	081030032600

KNOW ALL MEN BY THESE PRESENTS that **Winifred Miller Crawford**, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Genorris Crawford**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Wilson County, Tennessee, described as follows:

The land with all the buildings and improvements thereon, Davidson County, State of Tennessee, said premises being further described as follows:

Being Lot No. 2 on the plan of River View Gardens of record in Book 3600, page 46,, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Andrew T. Crawford, (now deceased) and wife, Winifred J. Miller Crawford from Associates Financial Services Company of Tennessee, Inc. by Warranty Deed dated April 26, 1996 and recorded April 30, 1996 in Book 10032, page 368, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 2413 14th Avenue N, Nashville, TN 37208

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

Witness this the 30 day of April, 2018

Winifred Miller Crawford

State of Tennessee
County of Davidson

Personally appeared before me, DeKisha Wilson a Notary Public in and for said county and state, the within named Winifred Miller Crawford, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the 30 day of April, 2018.

DeKisha Wilson
Notary Public
My Commission Expires:

DEKISHA WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 12-7-2020