Karen Johnson Davidson County
Batch# 825875 DEEDQC
03/22/2022 09:34:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220322-0032556

QUITCLAIM DEED

ZANA C PETTY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

William H. Birdine, Jr.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF MARCH, 2022.

Notary Public

MY COMMISSION EXPIRES: 5.2.22

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Richard Northcutt, Metropolitan Escrow, Inc., 217 Pineway Drive, Nashville, TN 37217

File No.: 22-0130

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
William H. Birdine, Jr., unmarried	NEW OWNER	Map: 09316033000
(NAME) 2183 New England Place	(NAME)	
(ADDRESS) Clarksville, TN 37043	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

WILHELMINA BIRDINE MORTON, MARRIED,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

WILLIAM H. BIRDINE, JR., UNMARRIED,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING the northerly 100 feet, more or less, of Lot No. 5 on the Map of Bransford Realty Company's resubdivision of part of Weakley and Warren's subdivision of Block "D", Hermitage Avenue, Book 421, Page 58, R.O.D.C., Tennessee. Said part of Lot No. 5 fronts 33 feet on the southerly side of Fain Street or Hermitage Avenue and runs back between parallel lines 110 feet, more or less to an alley.

Being the same property conveyed to William H. Birdine by deed from Reverend Melvin E. Birdine, being an heir to Estell Birdine, of record in Book 7005, Page 224, dated March 11, 1986. The said William H. Birdine, William H. Birdine, Jr., and William Henry Birdine, Jr. being one and the same person. And being the same property conveyed to Estell Birdine, by Installment Deed from George A. Patton, an unmarried man, of record in Book 1088, Page 75, dated June 8, 1938, Register's Office for said County. The said Estella Beatrice Birdine died intestate on August 22, 1973, leaving as Sole Heirs the Grantors herein. See also Affidavits of Heirship of record in Instrument No. 20220322-0032552, and Instrument No. 20220322-0032553, said Register's Office. The said Estella Beatrice Birdine being one and the same person as Estell Birdine and Stella Springer Birdine. The said William Henry Birdine, Sr., died November 5, 1982, leaving as Sole Heirs the Grantors herein. See also Affidavits of Heirship of record in Instrument No. 20220322-0032554, and Instrument No. 20220322-0032555, said Register's Office.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 26-2-307 or other similar statute.

This is improved property, known as 119 Fain Street, Nashville, TN 37210
(House No.) (Street) (P.O. Address) (City) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 15th day of March, 2022.

Wilhelmina Birdine Morton

~~Wilhemina~~ Birdine Morton

WILHELMINA

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named ~~Wilhelmina~~ Birdine Morton, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

*WILHELMINA

Witness my hand and official seal this, 15th day of ~~March~~, 2022.

My Commission Expires: 5.2.22

Notary Public

ZANA C PETTY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY