This instrument prepared by:
Midtown Title, LLC
1704 Charlotte Avenue
Suite 105
Nashville, TN 37203

Karen Johnson Davidson County
Batch# 826622 DEEDQC
03/23/2022 08:51:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220323-0033095

This instrument was prepared from information supplied by the parties. Midtown Title, LLC has not conducted a title examination, survey, or settlement, and shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

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 14th day of March, 2022.

Notary Public
My Commission Expires: 11-6-2024

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY JIM MYERS

Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Donnella T. Dent, et al 1900 Hailey Ave. Nashville, TN 37218	New Owner	08101003000

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), and other good and valuable consideration, receipt of which is hereby acknowledged, **Donnella T. Dent and Neveland L. Dent, wife and husband** ("Grantor") does hereby quitclaim and convey unto **Donnella T. Dent, and Neveland L. Dent, wife and husband, and Nevella McGrady and Stanley McGrady, wife and husband, all as joint tenants with right of survivorship** ("Grantee"), their heirs and assigns, all of the Grantor's right, title, and interest in and to a certain tract or parcel of land lying in Davidson County, Tennessee, and being more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 17, 18, 19, 20, 21 and the southwesterly 10 feet of Lot No. 22 of Block "A" on the Revised Plan of Haley's Subdivision of part of Block No. 5 in G.T. Sheegog's Subdivision at Bordeaux, Tennessee, not of record, described according to a survey by Blanchard and Parrish, Engineers, May 13, 1941, as follows:

Beginning on the southeasterly margin of Haley Avenue, at a point 465 feet northeast of the northeasterly margin of Doak Avenue, being the corner of Lot Nos. 16 & 17; thence with the southeasterly margin of Haley Avenue, northeastwardly 135 feet to a point 15 feet southwest of the corner of Lot Nos. 22 and 23; thence southeastwardly and parallel with the line between said two lots, 156 ½ feet, more or less, to the southeasterly line of Lot No. 22; thence southwestwardly 135 feet to the corner of Lot Nos. 16 &17; thence with the line between said two lots, northwestwardly 161.9 feet to the beginning.

INCLUDED in the above description by EXCLUDED from this conveyance is the following described property:

Being Lot Nos. 17, 18, and 19 of Block "A" on the Revised Plan of Haley's Subdivision of part of Block No. 5 in G.T. Sheegog's Subdivision at Bordeaux, Tennessee, not of record, described according to a survey by Blanchard and Parrish, Engineers, May 13, 1941, as follows:

Beginning on the southeasterly margin of Haley Avenue, at a point 465 feet northeast of the northeasterly margin of Doak Avenue, being the corner of Lot Nos. 16 & 17; thence with the southeasterly margin of Haley Avenue, northeastwardly 75 feet to the corner of Lot Nos. 19 & 20; thence with the line between said two lots, southeastwardly 159 feet; thence southwestwardly 75 feet to the corners of Lot Nos. 16 & 17; thence with the line between said two lots, northwestwardly 161.9 feet to the beginning.

Being the same property conveyed to Donnella T. Dent and Neveland L. Dent, wife and husband, by Warranty Deed from Derrick Leonard and Christy Leonard, husband and wife, dated July 3rd, 2007, of record in Inst. No. 20070720-0086518, Register's Office for Davison County, Tennessee.

Being also known as **1900 Hailey Ave., Nashville, Tennessee 37218.**

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

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

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12th day of March, 2022.

GRANTOR:

Donnella T. Dent

Donnella T. Dent

Neveland L. Dent

Neveland L. Dent

STATE OF CALIFORNIA
COUNTY OF _____

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared **Donnella T. Dent** and **Neveland L. Dent**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at office this _____ day of March, 2022.

_____
Notary Public
My Commission expires: _____

[redacted]
See Attached
CA Jurat Certificate

202203230033095

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco

Subscribed and sworn to (or affirmed) before me on this 12th day of March, 2022, by Donnella T. Dent and Nevland L Dent, proved to me on the basis of satisfactory evidence to be the person(s) who appeared before me.

HESHIMA HARDY
COMM. #2379827
Notary Public - California
San Francisco County
My Comm. Expires Oct. 24, 2025

(Seal) Signature

Certificate of Authenticity

I, Storey Carver, do hereby make oath that I am 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 March 12, 2022.

Storey Carver
Affiant Signature

3/12/2022
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 12th day of March 2022.

Rachel Marie Collins
Notary's Signature
My Commission Expires: 3-6-2024

Notary's Seal

