This instrument prepared by:
(And return to)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 833617 DEEDQC
04/01/2022 02:34:00 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220401-0038263

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| Angel's Outreach Development Group, INC.<br>2111 Buena Vista Pike<br>Nashville, TN 37218 | SAME | 070 13 0 016.00 |

***This instrument has been prepared by information provided by the parties***
***No title search was conducted and no representations regarding title have been made by the Drafter***

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Exie Davis and Edison S. Davis, wife and husband** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Angel's Outreach Development Group, INC.** (the "Grantee"), its successors and assigns, all of their rights, title and interest in and to that certain land in **Davidson** County, State of Tennessee, more particularly described as follows:

LAND in the 13th, formerly the 23rd, Civil District of Davidson County, Tennessee; described as follows: BEGINNING in the northeasterly margin of an alley 207 feet, more or less, northwestwardly from the center of Hamilton Road being on the northwesterly margin of a 10-foot proposes alley; thence with same, northeastwardly 55 feet, more or less, to a point in the southwesterly line of the property conveyed to Edward F. Tyler, Sr., and wife, by deed from William Walter Odom and wife, of record in Book 1488, page 423, said Register's Office; thence with Tyler's northwesterly line, northwestwardly 50 feet, more or less, to Tyler's northerly corner; thence with Tyler's northwesterly line, northeastwardly 59 feet, more or less, to Tyler's northerly corner; thence northwestwardly 43 feet to the northerly corner of the property conveyed to William Walter Odom and wife, by deed from J.E. Andrews of record in Book 1116, page 312, said Register's Office; thence with Odom's northwestwardly 95 feet to the northeasterly margin of the first mentioned alley; thence with the same southeastwardly 95 feet to the beginning.

Being the same property conveyed to Exie Davis and Edison S. Davis, by Deed from Sam Huddleston, of record in Instrument No. 20060428-0049096 Register's Office for Davidson County, Tennessee.

Being also known as: **2115 Buena Vista Pike, Nashville, TN 37218**

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

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.

This instrument being prepared without benefit of title opinion or title examination at the request of the parties. The parties provided the legal description used hereinabove by the preparer. All parties hereto expressly release, relieve, indemnify and hold harmless the preparer from any and all loss resulting from any matter of any nature resulting from the use of the aforesaid description or that would have been disclosed by a proper title search or examination.

WITNESS my hand this day of 31st day of March, 2022.

**Exie Davis**

**Edison S. Davis**

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 **Exie Davis and Edison S. Davis**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 31st day of March, 2022.

Notary Public

My Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00.

Affiant

Subscribed and sworn before me this 31st day of March, 2022.

NOTARY PUBLIC

My Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024