Karen Johnson Davidson County
Batch# 837489 DEEDQC
04/08/2022 03:18:20 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220408-0041490

QUITCLAIM DEED

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Harold Thomas Sturdivant 5286 Ashland City Highway Nashville, TN 37218	Map 67 Parcel 13 Field Book	Same as Owner

This instrument prepared by: James Bryan Lewis, Esq.
→ 1300 Division St
37203 Nash. TN 37203

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Subscribed and sworn to before me, this the _____ day of April, 2022.

NOTARY PUBLIC
My Commission Expires:_____

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is

$ 10 , **Affiant**

Subscribed and sworn before me this the 8 **Day of** March , 20 22

Patricia E Wilson , **Deputy Register**

or this transfer is

nt, Affiant

KNOW ALL MEN BY THESE PRESENTS that **Monica Jo Gower** ("Grantor"), for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto **Harold Thomas Sturdivant** ("Grantee"), his heirs, successors and assigns, her entire right, title and interest in and to a certain parcel of land in Davidson County, Tennessee, described as follows:

A tract of land in the 13th Civil District of Davidson County, Tennessee, described partially according to a survey made by John Wilkes, Civil Engineer, August 4, 1938, as follows:

Beginning at a point in the northerly margin of New Hydes Ferry Pike or Street, Highway No. 12 at the southwest corner of the property conveyed to H.M. Beard and wife, by deed from Davidson County, Tennessee, of record in Book 1072, page 318; thence with the northerly margin of said Highway south 61° west 126 feet to a point; thence leaving said Highway north 19°15′ west 110 feet to a point; thence north 61°30′ east 126 feet to a point; thence south 19°15′ east 110 feet to the beginning.

BEING the same property conveyed to Joe Barnes, Jr. and Joe Gower by deed from Billy G. Mann and wife, Nancye L. Mann, of record in Book 4221, pages 861-862, Register's Office for Davidson County, Tennessee; and

Joe Barnes, Jr. died on July 14, 2007, BEING the same property conveyed to Joe D. Gower by the Last Will and Testament of Joe Barnes, Jr. dated September 9, 1999, of record in the Probate Court Clerk's Office for Nashville, Davidson County, Tennessee, Docket Number 07P-1136, In Re: The Estate of Joe Barnes, Jr.,; and

Joe D. Gower died on June 2, 2018, BEING the same property conveyed to Monica Jo Gower by the Last Will and Testament of Joe D. Gower dated September 10, 1986, of record in the Probate Court Clerk's Office for Nashville, Davidson County, Tennessee, Docket Number 18P-1243, In Re: The Estate of Joe D. Gower.

This is unimproved property known as: 0 Ashland City Highway, Nashville, TN 37218.

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

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed on this the 7th day of April, 2022.

MONICA JO GOWER

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 **Monica Jo Gower**, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged that she executed the foregoing instrument as her free act and deed for the purposes herein contained.

Witness my hand and official seal on this the 7th day of April, 2022.

JAMES ROBERT SHERRILL JURDINT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-9-2023

NOTARY PUBLIC

My Commission Expires: 5-9-23

BOOK 4221 PAGE 861

This Instrument Was Prepared By
REAU E. FOLK, JR., Attorney
Stahlman Bldg., Nashville, Tenn.

WARRANTY DEED

TTC 202389

REAU E. FOLK, JR. FORM

MAP-PARCEL NUMBER(S)	NAME AND ADDRESS OF NEW OWNER(S)	SEND TAX BILLS TO
Map 67 Par. 13	Joe Barnes, Jr., et al. 562 Rosedale Avenue Nashville, Tennessee 37211	new owners
FIELD BOOK NUMBER(S)	STREET ADDRESS OF SUBJECT PROPERTY (IF IMPROVED)	LOAN OR ACCOUNT NO.
13D-45000	Hydes Ferry Pike	PROPERTY IS [X] IMPROVED [ ] UNIMPROVED

EACH BOOK AND PAGE NUMBER REFERRED TO HEREIN, UNLESS OTHERWISE DESIGNATED, IS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

For and in consideration of the sum of SEVENTEEN THOUSAND DOLLARS, part of which has been paid in cash by the Grantees herein, and in further consideration of the assumption of, and agreement by the grantees herein to pay, the principal balance now due, plus future interest, on a certain note, dated June 23, 1967, in the original principal sum of $14,080.00, payable to Georgia Ruth Eckhardt in monthly installments of $156.33, including interest at 6% per annum, said note being secured by a vendor's lien retained in the deed from Georgia Ruth Eckhardt to Billy G. Mann and wife, Nancye L. Mann, as of record in Book 4146, page 548,

BILLY G. MANN and wife, NANCYE L. MANN,
hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto JOE BARNES, JR., and JOE GOWER,

hereinafter called the Grantee, his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

A tract of land in the 13th Civil District of Davidson County, Tennessee, described partially according to a survey made by John Wilkes, Civil Engineer, August 4, 1938, as follows:

Beginning at a point in the northerly margin of New Hydes Ferry Pike or Street, Highway No. 12 at the southwest corner of the property conveyed to H. M. Beard and wife, by deed from Davidson County, Tennessee, of record in Book 1072, page 318; thence with the northerly margin of said Highway south 61° west 126 feet to a point; thence leaving said Highway north 19°15' west 110 feet to a point; thence north 61°30' east 126 feet to a point; thence south 19°15' east 110 feet to the beginning.

Being the same property conveyed to Billy G. Mann and wife, Nancye L. Mann, by deed from Georgia Ruth Eckhardt, as of record in Book 4146, page 548.

This conveyance is made subject to that portion of the premises within the bounds of any roads or highways.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the Grantee, his heirs, successors and assigns, forever.

And the Grantor covenants with the Grantee that he is lawfully seized and possessed of said land in fee simple, possessing a good right to convey it, and that the said land is unencumbered, except as shown above, and for 1968 Metro Taxes, which have been prorated and assumed by the Buyers.

The Grantor further covenants and binds himself, his heirs, successors and representatives to warrant and defend the title to the said land to the Grantee, his heirs, successors and assigns against the lawful claims of all persons.

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.

In witness whereof, the Grantor has hereunto set his hand (if a corporation, has caused its name to be signed hereto by its duly authorized officers) on this, the 20th day of March, 1968.

Nancye L. Mann

Billy G. Mann

STATE OF TENNESSEE
COUNTY OF DAVIDSON

BOOK 4221 PAGE 862

Before me, Reau E. Folk, Jr., a Notary Public in and for the State and County aforesaid, personally appeared the within named Billy G. Mann and wife, Nancye L. Mann,

the bargainor(s), with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this, the 20th day of March, 19 68.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1970

STATE OF _____
COUNTY OF _____

Before me, _____, a Notary Public in and for the State and County aforesaid, personally appeared the within named _____

the bargainor(s), with whom I am personally acquainted, and who acknowledged that _____ executed the within instrument for the purposes therein contained.

Witness my hand and official seal at _____, this, the _____ day of _____, 19____.

My commission expires: _____
Notary Public

WARRANTY DEED
REF:hs

FROM
BILLY G. MANN and wife

TO
JOE BARNES, JR., and JOE GOWER

10323

FELIX Z. WILSON II REGISTER
DAVIDSON COUNTY
STATE OF TENN

MAR 25 1 09 PM 68

RECORDING FEE $ 3.00
DEP. REG. _____

STATE TAX $ 44.20
PROBATE .50
TOTAL $ 44.20

MAR 25 1968

FELIX Z. WILSON, II
COUNTY REGISTER
DAVIDSON COUNTY, TENN.

REAU E. FOLK, JR., ATTY.
Nashville, Tennessee

File; Reau Folk

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $17,000.00, which amount is equal to or greater than the amount the property transferred would command at a fair and voluntary sale.

Joe Barnes Jr
Affiant

Sworn to and subscribed before me this 20th day of March, 1968.

Reau E. Folk, Jr.
Notary Public

My commission expires: July 26, 1970