THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 846463 DEEDQC
04/27/2022 02:27:57 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220427-0048778

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Wayne Parker 1405 Rosedale Avenue Nashville, TN 37207	Owner	092-06-0-587.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Helen Marie Stackhouse**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Wayne Parker**, hereinafter called the Grantee, his successors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land located at 725 26th Avenue North, Nashville, Davidson County, Tennessee, and legally described as Lot No. 47 and the southerly thirty feet of Lot No. 48 on the map of Buchi's subdivision of Lot No. 20 McNairy Subdivision, as of record in Book No. 431, page 66, of the Register's Office of Davidson County, Tennessee. A plan of the Buchi subdivision being of record in Book 16, page 614, of the Register's Office of Davidson County, Tennessee. Said Lot and part of lot adjoin and front together eighty (80) feet on the westerly side of Buchi Avenue (now 26th Avenue, North) and extend back westerly between parallel lines 153-1/3 feet, more or less, to an alley, being the same property conveyed to Branford Reality Company by deed from Dick Lindsey, County Clerk, recorded in book 795, page 49 and from Bransford Stone, Trustee, recorded in book 777, page 300, of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Robert Jackson and wife Cora Jackson by deed from Bransford Realty Company of record in Book 917, page 117, Register's Office for Davidson County, Tennessee. Robert Jackson pre-deceased Cora Jackson, who is herself now deceased. The said property was bequesthed by Cora Jackson to Henry P. Rose by Last Will and Testament of record in in Will Book 98, page 34, Probate Court of Davidson County. Henry P. Rose now being deceased, having died intestate and being survived by his spouse Ella Mai Rose, a son, James Edward Rose, and a daughter, Helen Marie Stackhouse, pursuant to Affidavit of Heirship filed at Instrument No. 20220421-0046465, Davidson County Register of Deeds.

Further being the same property conveyed as to the 2/3rds interest held together by them by Ella Mai Rose and James Edward Rose to Ella Mai Rose of record in Book 10087, page 578, Davidson County Register of Deeds. Ella Mai Rose conveyed her 2/3rds interest to Wayne Parker by Quitclaim of record at Instrument No. 20110602-0041971, Davidson County Register of Deeds.

This is property commonly known as: 725 26th Avenue North, Nashville, TN 37208

Page 1 of 2

Witness my hand, this 27th **day of** April, **2022:**

Helen Marie Stackhouse

Helen Marie Stackhouse

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 **Helen Marie Stackhouse**, the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that the said bargainor(s) executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 27th day of April, **2022:**

Wilmecia Robinson

Notary Public

My Commission Expires: March 3, 2026

WILMECIA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Helen Marie Stackhouse

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 27th DAY OF April, **2022:**

Wilmecia Robinson

Notary Public

My Commission Expires: March 3, 2026

WILMECIA ROBINSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY