QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

N Oldham
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF April, 2022.

STATE OF TENNESSEE NOTARY PUBLIC

Notary Public

MY COMMISSION EXPIRES: 12 November 2025
(AFFIX SEAL)

J-TH-21-13

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Quintez Lamone Cortner	**New Owner**	
(NAME)	(NAME)	**105-04-0-196.00**
13 Garden St,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **NIKITA OLDHAM,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **QUINTEZ LAMONE CORTNER** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

NIKITA OLDHAM CONVEYES HER INTEREST (IF ANY) SHE MAY HAVE RECEIVED UPON THE DEATH OF MICHAEL QUINTIN MCADOO. THE GRANTOR WAS NOTED IN MICHAEL QUINTIN MCADOO OBITUARY AS AN HEIR, BUT ACCORDING TO FAMILY MEMBERS, NIKITA OLDHAM WAS NOT ADOPTED OR A BIOLOGICAL CHILD OF MICHAEL QUINTIN MCADOO.

A certain tract or parcel of land in Davidson County, state of Tennessee, described as follows: to-wit:

Being certain property in Davidson County, Tennessee, located at 13 Garden Street, being part of Lot No. 49 Trimble Addition, being 25 X 120 in size, Field Book No. 14W 21405, Map 105-4, Parcel 196, of record in the Tax Assessor's Office, Davidson County, Tennessee.

Being the same property conveyed to Michael Q. McAdoo and Frederick McAdoo by Warranty Deed from Wayne M. McInturff and wife, Emma S. McInturff, of record in Book 11106, Page 332, Register's Office for Davidson County, Tennessee, dated September 03, 1998 and recorded on September 10, 1998.

This is **improved** property known as: **13 Garden St, Nashville, Tennessee 37210**.

Karen Johnson Davidson County
Batch# 851376 **DEEDQC**
05/05/2022 12:30:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220505-0052089

Witness my/our hand(s) this the 23rd day of March, 2022.

Nikita Oldham

STATE OF Tennessee
COUNTY OF Lauderdale

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, NIKITA OLDHAM, the within named bargainor, 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.

Witness my hand and official seal, this the 23rd of March, 2022.

Notary Public
My Commission Expires: November 2025
(SEAL)

ANTONIO MICHAEL
STATE OF TENNESSEE NOTARY PUBLIC
LAUDERDALE COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212