Karen Johnson Davidson County
Batch# 851683 DEEDQC
05/06/2022 11:05:30 AM 4 pgs
Fees: $27.00 Taxes: $0.00
20220506-0052464

Prepared by and Return to:
BURD RAULSTON, PLLC
345 Frazier Ave, Suite 103
Chattanooga, TN 37405

Address New Owner(s) As Follows	Send Tax Bills To:	(Map Parcel No.)
Antonio D. Abernathy 800 21st St., N, Nashville, TN 37208	SAME	092 07 0 185.00

QUITCLAIM DEED

IN CONSIDERATION of One ($1.00) Dollar and other valuable considerations paid, the receipt of all of which is hereby acknowledged, we, Antonio D. Abernathy and D'arius N. Welbeck, heirs of Shirley A. Welbeck f/k/a Shirley A. White (herein the "Grantors"), do hereby sell, transfer, convey, and forever quitclaim unto, Antonio D. Abernathy (herein the "Grantee"), the following described real estate:

LAND in DAVIDSON County, Tennessee, being Lot No. 1, on the Plan of PHIL COHEN'S SUBDIVISION OF PART OF W.G. BUSH SUBDIVISION, of record in Book 1130, Page 51, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to THE RESOURCE FOUNDATION, INC., by deed from Meharry Medical College, of record in Book 10147, page 184, Register's Office for DAVIDSON County, Tennessee.

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

SOURCE OF DESCRIPTION: Survey dated May 9, 1997, made by:
John B. Kohl, III, License No. 100
JOHN KOHL & COMPANY, P.C.
400 Seventh Avenue South
Nashville, TN 37203

Being the same property conveyed to Shirley A. Welbeck, by deed from the The Resource Foundation, Inc., of record in Book 10552, Page 987, in the Register's Office of Davidson County, Tennessee.

Being the same property inherited by Antonio D. Abernathy and D'arius N. Welbeck via Affidavit of Heirship upon the death of Shirley A. White, of record in Book 20220418, Page 0044113 Register's Office for Davidson County, Tennessee.

Subject to all easements, restrictive covenants and conditions, and other matters of record.

Subject to any governmental zoning and subdivision ordinances or regulations in effect thereon.

GRANTEE herein assumes and agrees to pay all taxes assessed against said real estate for the year 2022.

GRANTORS AND GRANTEE acknowledge that this Deed was prepared from information furnished by them. No title examination has been made and that Burd Raulston, PLLC, shall not have any liability for the status of the title to the property or for the accuracy of such information.

WITNESS MY HAND as of this the 19th day of April, 2022.

Antonio D. Abernathy

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of April, 2022, before me personally appeared, Antonio D. Abernathy, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 19th day of April, 2022.

Notary Public
My commission expires: 9/16/2022

TYESHA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WITNESS MY HAND as of this the 19th day of April, 2022.

D'arius N. Welbeck

STATE OF TENNESSEE
COUNTY OF Davidson

On this 19th day of April, 2022, before me personally appeared, D'arius N. Welbeck, to me known to be the person described in and who executed the foregoing instrument, and acknowledged that such person executed the same as such person's free act and deed.

Witness my hand, at office, this 19th day of April, 2022.

Notary Public
My commission expires: 9/6/2022

TYESHA BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Hamilton

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

By: Kelli Steele
Affiant

Subscribed and sworn to before me on this the 22 day of April, 2022.

Notary Public
My commission expires: 3/11/24

PAITON PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY

202205060052464

TRUE COPY CERTIFICATION

I, Margaret Fuery, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic documents 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 4/19/22.

Margaret Fuery

4/22/22
Date

State of TENNESSEE
County of HAMILTON

Sworn and subscribed before me this 22 day of April, 2022.

Paiton Patterson
Notary Public
My commission expires: 3/11/24

PAITON PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
HAMILTON COUNTY