Karen Johnson Davidson County
Batch# 854231 DEEDQC
05/12/2022 11:41:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20220512-0054758

84This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Ruth Pickens** ("Grantors"), an unmarried woman, hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Stephanie Dorsey,** (Grantee), an unmarried woman all of our rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being Lot No. 84 on the plan of Harris Addition to Edgefield, of record in Book 21, Page 100, Register's Office for said County.

Said Lot No. 84 fronts 50 feet on the westerly margin of North Second Street, formerly Harris Street, and extends back between parallel lines to an alley.

*Jack Pickens having predeceased Ruth Pickens, on or about April 22, 2022, leaving Ruth Pickens as the sole tenant by the entirety.

Being all or part of the same property conveyed to Grantor herein by Cash Deed for Tennessee of record at Instrument Number **Book 7863, Page 967** in said Register's Office.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 3 day of **May, 2022.**

Ruth Pickens A K A Ruth Branson

Ruth Pickens

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Ruth Pickens,** aka Ruth Branson 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 office this 3 day of **May, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 3 day of **May, 2022.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1-6-25

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 01/06/2025 DAVIDSON COUNTY

PROPERTY ADDRESS:	**602 N 2nd St.** **Nashville, TN 37207**
TAX PARCEL NO.:	082-07-0-213.01
PROPERTY OWNER:	**Stephanie Dorsey**
OWNER'S ADDRESS:	6279 Green Myrtle Drive Jacksonville, FL 32258
MAIL TAX BILLS TO:	**Stephanie Dorsey** **6279 Green Myrtle Drive** **Jacksonville, FL 32258**

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document 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 5/3/22.

Affiant Signature

5/3/22
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 3 day of ~~April~~ May, 2022.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 11/08/2022