QUITCLAIM DEED

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF June, 2022.

Notary Public

MY COMMISSION EXPIRES: 03/15/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

File No.: 2020-GTE-483

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Warren Ebanks	Same as owner	083-02-0 039.00
(NAME) 1421 Greenwood Avenue	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Warren Ebanks, an unmarried man, and Gwen Morgan, an unmarried woman**, (the "**Grantors**"), by these presents does hereby quitclaim, transfer and convey to **Waren Ebanks, an unmarried man**, (the "**Grantees**"), their successors and assigns, that certain parcel of land in Davidson County, Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being the easterly 41 feet of Lot No. 3 and the westerly 11 feet of Lot No. 4 on the Plan of H. M. Doak's Subdivision, as of record in Book 332, Page 22, Register's Office for said County.

Said parts of Lots 3 and 4 adjoin and front together 52 feet on the northerly side of Greenwood Avenue and run back between parallel lines 200 feet to an alley

Being the same property conveyed to Warren Ebanks, a married man, from Robbie J. Ellison, a single person, by Warranty Deed dated October 6, 2017 of record in Instrument No. 20171009-0103218, Register's Office of Davidson County, Tennessee.

This is improved property located at 1421 Greenwood Ave, Nashville TN 37206.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record. Grantor makes no representations or warranties whatsoever with respect to the title or condition of the Property.

Karen Johnson Davidson County
Batch# 878978 DEEDQC
06/27/2022 02:37:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220627-0073617

IN WITNESS WHEREOF, the Grantor has executed this Quitclaim Deed the 21st day of June, 2022.

GRANTOR:

Gwen Morgan

Warren Ebanks

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Warren Ebanks and Gwen Morgan, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 21st day of June, 2022.



Notary Public

My Commission Expires: 03/15/2025

TRUE COPY CERTIFICATION

I, Matthew Noggle, 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 June 21, 2022.

Signature
Date: June 21, 2022

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 21st day of June, 2022 personally appeared before me, a notary public for the State aforesaid, Matthew Noggle, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 03/15/2025

CARSON TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD