THIS INSTRUMENT PREPARED BY:
SMITH-WRIGHT LAW, PLLC
122 North Church Street
Murfreesboro, TN 37130

Karen Johnson Davidson County
Batch# 903655 DEEDQC
08/15/2022 02:59:10 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220815-0092499

ASHLEY CASTLE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 03-15-2025

STATE OF TENNESSEE
COUNTY OF Rutherford

The actual consideration or value for this transaction is $0.00.

Tiffany Coursey
Affiant

Sworn to and subscribed before me this 1 day of August, 2022.

Ashley Castle
NOTARY PUBLIC
My Commission expires 3-15-25

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP PARCEL NO.
Tiffany Coursey	Tiffany Coursey	Map
1401 Gartland Avenue	1401 Gartland Avenue	Parcel
Nashville, TN 37206	Nashville, TN 37206	

For and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration paid and delivered, I, Kerry Ingram, an unmarried man, (hereinafter called the "Grantor"), have bargained and sold and do hereby convey, release and forever quitclaim unto Tiffany Coursey, a married woman, (hereinafter called "Grantee"), her heirs, successors and assigns all of my right, title and interest in and to a certain tract or parcel of land located at 1401 Gartland Avenue, Nashville, in Davidson County, Tennessee, ("Property") described as follows:

> Being lot No. 89 on the Plan of the Subdivision of the A.V.S. Lindsley 29-acre tract, as of record in Book 57, page 66, Register's Office for Davidson County, Tenn.
>
> Said Lot No. 89 fronts 50 feet on the northerly side of Gartland Avenue and runs back between parallel lines, with the easterly margin of North 14th Street, formerly Ordway Avenue, 150 feet to an alley.
>
> Being the same property conveyed to Richard T. Boguskie and wife, Gertrude Wilkerson Boguskie, by deed from John F. Griffin et ux of record in book 1296, page 316, Register's Office for Davidson County, Tenn.

Being the same property conveyed to Floyd E. Ingram by warranty deed from Richard T. Boguskie and wife, Gertrude Wilkerson Boguskie, of record in book 1512, page 3, Register's Office for Davidson County, Tenn.

The said Floyd E. Ingram having passed away on August 9, 2011, leaving as surviving heirs at law Virginia Ingram, Patricia Plumer, Kerry Ingram, Tiffany Coursey, and Reba Gail Ingram, per Affidavit of Heirship, signed by Terry Carel Terry, appearing of record in Record Book _____, page _____, of Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, conditions, reservations, leases, and other matters of public record as may affect the subject real property; and to the zoning regulations of the appropriate governmental body.

This is improved property located at 1401 Gartland Avenue, Nashville, Tennessee.

THIS DOCUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE EXAMINATION. THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this the 1 day of August, 2022.

Kerry Ingram

STATE OF TENNESSEE)

COUNTY OF Rutherford)

On this the 1 day of August, 2022, before me personally appeared Kerry Ingram, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument (Quitclaim Deed) and acknowledges that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro Tennessee, on this 1 day of August, 2022.

My Commission expires: 3-15-25

Notary Public

ASHLEY CASTLE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 03-15-2025