QUITCLAIM DEED WITH ASSUMPTION OF CURRENT INDEBTEDNESS

STATE OF TENNESSEE, COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $30,000.00

Nekia L. Walker
AFFIANT

Subscribed and sworn to me on July 5, 2022.

Nekia L. Walker
NOTARY PUBLIC

My Commission Expires: May 9, 2023

NEKIA L. WALKER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 9, 2023

THIS INSTRUMENT WAS PREPARED BY:
Thomas N. Jones, Attorney
339 Main Street
Franklin, Tennessee
(615) 794-0807
Email – tjones@tnjones.com

NAME / ADDRESS OF NEW OWNER:	*SEND TAX BILLS TO:*	*MAP – PARCEL#*
Eboni McAllister 311 Marshall Street Nashville, Tennessee 37207	*Same as New Owner*	71-11-118

FOR AND IN CONSIDERATION of Thirty Thousand ($30,000.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, including the assumption by the Grantee and the Grantee's agreement to pay the remaining principal balance of the current indebtedness secured by the below described property, together with interest accruing thereon, owing on a certain promissory note dated May 31, 2002 and secured by a Deed of Trust on the property herein conveyed, which note is specifically referred to in said Deed of Trust, executed by Eboni McAllister and Angelina Majors and recorded in Instrument Number 20020607-0069527, in the Register's Office of Davidson County, Tennessee, the assumption of the entire note is hereby specifically agreed to as evidenced by the signature of Grantee affixed to

Karen Johnson Davidson County
Batch# 904326 DEEDQC
08/17/2022 09:08:30 AM 4 pgs
Fees: $23.00 Taxes: $111.00
20220817-0093062

this instrument, the receipt and sufficiency of which are hereby acknowledged, Angelina Majors, (hereinafter called "GRANTOR"), has bargained and sold and by these presents does hereby quitclaim, transfer and convey unto Eboni McAllister, (hereinafter called "GRANTEE"), her heirs and assigns, all of her interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being the Easterly 1/2 of Lot No. 47 on the Plan of Trinity Heights Addition #5 of record in Book 161, Page 38, Register's Office for Davidson County, Tennessee. Said part of Lot No. 47 fronts 50 feet on the northerly side of Marshall Avenue and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Eboni McAllister and Angelina Major, by Warranty Deed of record as Instrument number 20020607-0069526 Register's Office for Davidson County, Tennessee, dated May 31, 2002.

The conveyance of the above-described parcel of land is subject to any and all matters that are of public record.

This property is also known as improved property located at 311 Marshall Street, Nashville, TN 37207.

WITNESS my/our hand(s) this 5th day of July, 2022.

GRANTOR(S):

Angelina Majors-Walker

Angelina Majors

GRANTEE

7/5/22

Eboni McAllister

STATE OF TENNESSEE,
COUNTY OF Davidson



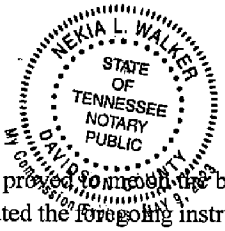
Before me, personally appeared Angelina Majors, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on July 5th, 2022

Nekia L. Walker
NOTARY PUBLIC

My Commission Expires: May 9, 2023

STATE OF TENNESSEE,
COUNTY OF Davidson



Before me, personally appeared Eboni McAllister, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged that she executed the same as her free act and deed.

Witness my hand and official seal on July 5th, 2022

Nekia L. Walker
NOTARY PUBLIC

My Commission Expires: May 9, 2023

I, Thomas N. Jones, 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 July 5, 2022 (date of document).

Thomas N. Jones
Date: August 15, 2022

State of Tennessee
County of Williamson

Sworn to and subscribed before me on this 15th day of August, 2022.

Notary Public

My Commission Expires: 8-3-26

