QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 907938 DEEDQC
08/25/2022 09:28:58 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220825-0095884

W-QCD-22-2107

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF August, 2022.

Notary Public

MY COMMISSION EXPIRES: 7/9/24 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER(S)
Karen D. Groves, unmarried and Mollie Buford, unmarried and Jack Bufford, unmarried, all as tenants in common with rights of survivorship	**NEW OWNER**	
(NAME)	(NAME)	**81-7-47-.00**
2107 14th Ave N,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **KATINA DUNLAP, UNMARRIED AND KAREN D. GROVES, UNMARRIED** , hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **KAREN D. GROVES, UNMARRIED AND MOLLIE BUFORD, UNMARRIED AND JACK BUFFORD, UNMARRIED, ALL AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 35 on the Plan of a subdivision of large lots Nos. 21 and 30 in Owens Plan of Buena Vista Lots, as of record in Book 57, Page 26, Register's Office for said County, and Plan Book 1, Page 84, Chancery Court for said County.

Said Lots No. 35 fronts 50 feet on the westerly side of the 14th Avenue, North, formerly Nance Street, and runs back between parallel lines 149 feet to an alley.

Being the same property conveyed to I.V. Ivory, Jr. and Katina Dunlap by Warranty Deed from Peggy D. Mathes, Administrator for the Estate of Annie L. Redd and Administrator of the Estate of Mildred Cater, of record by Instrument No. 20041215-0149296, Register's Office for Davidson County, Tennesee.

The herein described property is not now nor ever has been the principal place of residence of the grantor herein.

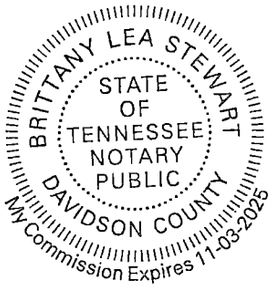
This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2107 14th Ave N, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 17th day of August, 2022.

Katina Dunlap

Karen D. Groves



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KATINA DUNLAP, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of August, 2022.

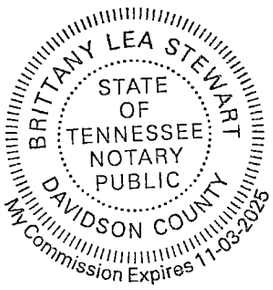
Notary Public
My Commission Expires: 11-3-2025
(SEAL)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, KAREN D. GROVES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 17th of August, 2022.

Notary Public
My Commission Expires: 11-3-2025
(SEAL)



RETURN TO:
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Nashville, TN 37212