Karen Johnson Davidson County
Batch# 912505 DEEDQC
09/02/2022 03:33:42 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220902-0099520

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

SUBSCRIBED August, 2022.

MY COMMISSIC

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Victoria Webb, **Affiant**
Subscribed and sworn before me this the 2 **Day of** September, 2022.
Brandi Lee, **Deputy Register**

QUITCLAIM DEED

THIS INSTRUMENT WAS PREPARED BASED UPON INFORMATION PROVIDED BY THE PARTIES BY
J. Trent Lehman, 1646 Westgate Circle, Suite 102, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tanika Brent Porter	New Owner	118 05 0 138.00
(NAME) 921 Clayton Ave	(NAME) Same	
(ADDRESS) Nashville, TN 37204	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

JACQUELINE L. JONES AND SHEILA BRENT

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

TANIKA BRENT PORTER, UNMARRIED

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL MY INTEREST IN THE FOLLOWING CERTAIN TRACT OR PARCEL OF LAND IN MARSHALL COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land in Davidson County, Tennessee, being the west 80 feet of the east 116 feet of the North 160 feet of Lot No. 38 on the map of the Subdivision of a part of the Valux Land, not of record, and more particularly described as follows:

Beginning at a point in the south margin of East Clayton Avenue, formerly Midway Avenue, being 240 feet west of Craig Avenue; thence southerly parallel to the west margin of Craig Avenue 160 feet to a point; thence westerly 80 feet to a point; thence northerly parallel to Craig Avenue 160 feet to the south margin of East Clayton Avenue: thence with the margin of the same easterly 80 feet to the point of beginning.

Being the same property conveyed to Lena Jones and Husband, Lincoln Jones, by deed from Delores Knox, a single woman, and Robert Fitzgerald, Jr., a single man, of record in Instrument No. 20080304-0021415, said Register's Office. Lena Jones died on July 10, 2012, at which time the property immediately vested in Lincoln Jones as the surviving tenant by the entirety. Lincoln Jones died intestate on June 25, 2021, at which time the property vested in Jacqueline L. Jones and Sheila Brent, his sole heirs at law, as stated in the Affidavit of Heirship of record in Instrument No. 20220510-0053534, said Register's Office of Davidson County.

THIS CONVEYANCE IS SUBJECT TO: SUCH LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES.

This is improved x property, known as unimproved

921 Clayton Avenue, Nashville, TN 37204
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness this 02 day of September, 2022.

Jacqueline L. Jones

Sheila Brent

STATE OF TENNESSEE

COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Before me, the undersigned Notary Public, of the state and county mentioned, personally appeared Jacqueline L. Jones and Sheila Brent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 02 day of SEPTEMBER, 2022.

My commission expires: 01/11/2026

Notary

ROUMEN ILIEV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Jan. 11, 2026