Karen Johnson Davidson County
Batch# 915229 DEEDQC
09/12/2022 10:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220912-0101661

PREPARED BY (AND RETURN TO):
**IVEY TITLE, LLC**
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
E-mail: *main@wilkinsandivey.com*
W & I Ref: (62795)

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Mario Avila and Elizabeth Avila<br>2309 Lindell Avenue<br>Nashville, Tennessee 37204 | New Owner |

**TAX MAP-PARCEL NUMBERS: 10514023700**

# *QUITCLAIM DEED*

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid and other good and valuable consideration by the hereinafter named Grantee and in order to correct the chain of title for Map and Parcel No. **10514023700**, the undersigned, **Aneka Renee Womack, as the heir-at-law of Carolyn Deloris Womack,** hereinafter called the **Grantor**, has bargained and sold, and by these presents does hereby transfer, quitclaim and convey unto **Mario Avila and Elizabeth Avila, husband and wife,** hereinafter called the **Grantee**, Grantee's heirs and assigns, all Grantor's right, title and interest, if any, in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot 10 of Block 28 and the southerly 5 feet of Lot 11 on the Plan of Yarbrough's Subdivision of Woodland of record in Book 161, page 104, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Lot 10: Being the same property conveyed to Carolyn D. Womack, unmarried, by Warranty Deed from George W. Lesley and wife, Jean S. Lesley, dated August 2, 1989 and recorded on August 8, 1989, of record in Book 7909, page 783, Register's Office for Davidson County, Tennessee. The said Carolyn D. Womack has since died. By Affidavit of Heirship in Furtherance of Title, dated October 26, 2020, recorded October 29, 2020, of record in Instrument No. 20201029-0126216, said Register's Office, Aneka Renee Womack was established as the heir-at-law of Carolyn Deloris Womack.

Lot 11: Said part of Lot 11 is part of the same property conveyed to William Cooper and wife, Margaret Cooper, by Deed from Walter Sanford, C.C. Potter and Tom Holt, Testamentary Trustees under the Will of E. L. Holt, of record in Book 1092, page 122, Register's Office for Davidson County, Tennessee. William Cooper and wife, Margaret Cooper, were conveyed Lot 11, Block 28 by deed of record, dated January 30, 1939, in Book 1092, page 122, said Register's Office. William and Margaret Cooper then conveyed the northerly 45 feet of Lot 11 Block 28 to their son, William Joseph Cooper and wife, Margaret, by deed of record, dated April 15, 1957 and recorded October

4, 1971, in Book 4542, page 81, said Register's Office. Margaret Cooper, unmarried (mother not the daughter-in-law), conveyed all of Lot 10 in 1983 in Deed Book 6071, page 953, said Register's Office. The 5 feet remaining from Lot 11 was not conveyed. Later conveyances in Book 7669, page 96 (1988) and in Deed Book 7909, page 782 (1989), Register's Office of Davidson County, Tennessee, did not include said 5 feet.

**Description Reference**: Described according to (or by reference to) the recorded subdivision Plan.

**This is a portion of the improved property known as: 2309 Lindell Avenue, Nashville, TN 37204.**

**WITNESS THE EXECUTION HEREOF** on September 9, 2022.

Aneka Renee Womack

**Aneka Renee Womack**

**State of Tennessee**
**County of: Davidson**

On September 9, 2022, before me the undersigned authority, personally appeared **Aneka Renee Womack** 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 the execution as a free act and deed.

My Commission Expires: _____

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

Margaret H Taylor
Notary Public

**State of Tennessee**
**County of Davidson**

**AFFIDAVIT**

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $ -0- .

Pam Ast
Affiant

Sworn and subscribed before me on September 9th, 2022.

My Commission Expires: _____

MEGAN PAULUS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-07-2023

Megan Paulus
Notary Public

## True Copy Certification

I, **Pam Autry,** 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 this the 9th day of September, 2022.

Affiant Signature
Date 09/09/2022

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 9th day of September, 2022.

Notary's Signature
MY COMMISSION EXPIRES:

