QUITCLAIM DEED

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 16th DAY OF August, 2022

Notary Public

MY COMMISSION EXPIRES: 11-3-2025

(AFFIX SEAL)

BRITTANY LEA STEWART NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-03-2025

AJ-AOHQCD-22-1415-1

Karen Johnson Davidson County
Batch# 915885 DEEDQC
09/13/2022 10:46:08 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20220913-0102122

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy Title and Escrow, LLC
2012 21st Ave S
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Margretta A. Knowles, Adam Nelson Taylor, Sr., and Myshawne Tominiyi	**New Owners**	
(NAME)	(NAME)	
1415 Montgomery Ave		**07116011400**
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ZERO DOLLARS, cash in hand, paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Margretta A. Knowles, Adam Nelson Taylor, Sr., and Myshawne Tominiyi**, hereinafter called the Grantors, have bargained and by these presents do transfer and convey all their interest in the subject property described herein unto **Margretta A. Knowles, Adam Nelson Taylor, Sr., and Myshawne Tominiyi,** hereinafter called the Grantees, their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being the southerly 49.2 feet of Lot No. 13 on the Map of T. I. Wards resubdivision of Lots 27 thru 34 and 37 thru 49 in Williams & Hayes Company Belleview Plan of record in Book 974, Page 48, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 13 fronts 49.2 feet on the easterly side of Montgomery Avenue and runs back 200 feet more or less on the northerly line and 200 feet on the southerly line to a dead line in the rear measuring 50 feet thereon.

Being the same property conveyed to **Margretta A. Knowles and Mildred J. Taylor** from **Anthony Kyle Etheridge and wife, Anita M. Etheridge** by Warranty Deed, of record in Book 9815, Page 531, in the Register's Office for Davidson County, Tennessee.

The said **Mildred J. Taylor** having since died intestate on October 11, 2012, her ownership interest in the property passed by operation of law to her heirs at law, **Margretta A. Knowles, Adam Nelson Taylor, Sr., and Myshawne Tominiyi**, as tenants in common, as evidenced by Affidavits of Heirship of record in Instrument Nos. 20220913-0102120 and 20220913-0102121, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to, taxes past due.

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: **1415 Montgomery Avenue, Nashville, TN, 37207**.

Witness my hand this the 15th day of August, 2022.

Margretta A. Knowles

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Margretta A. Knowles,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Witness my hand this the 15th day of August, 2022.

Adam Nelson Taylor, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Adam Nelson Taylor, Sr.,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 15th day of August, 2022.

Notary Public
My Commission Expires: _____
(SEAL)

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/05/2025
DAVIDSON COUNTY

Witness my hand this the 16th day of August, 2022.

Myshawne Tominiyi

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared **Myshawne Tominiyi,** the within named bargainor, to me known (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal, this the 16th day of August, 2022.

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

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025