This Instrument prepared by and after recording return to:

SPENCER FANE BONE MCALLESTER (app)
511 Union Street, Suite 1000
Nashville, Tennessee 37219

Karen Johnson Davidson County
Batch# 920772 DEEDQC
09/23/2022 12:06:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220923-0105837

QUITCLAIM DEED

Name and Address of New Owner:	Send Tax Bills To:	Map-Parcel Number:
Angel Jordan **1905 A 9th Avenue North,** **Nashville, TN 37208**	**New Owner**	**081-07-0-501.00**

FOR AND IN CONSIDERATION OF TEN DOLLARS ($10.00) cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **ROSIE LEE BOOKER**, an unmarried person ("Grantor") by these presents does hereby transfer, release, relinquish, quitclaim and convey unto **ANGEL JORDAN**, an unmarried woman ("Grantee"), Grantee's heirs and assigns, forever, all of Grantor's right, title and interest in and to that certain tract or parcel of land in Davidson County, Tennessee, together with all appurtenances, privileges, and easements, (the "Property") as more particularly described as follows, to-wit:

> BEING Lot No. 29 and the Southerly 9 feet of Lot No. 30 in the Subdivision of Lot No. 2 of the Thomas Woodard property, of record in Chancery Court Plat Book 2, Page 104, Register's Office of said Davidson County.
>
> SAID parts of Lots Nos. 29 and 30 front together 41 feet on the westerly side of 9th Ave. N., and run back between measuring 175 feet, more or less, to an alley.
>
> Being the same property conveyed to Hazel Booker, Jr. and wife, Rosie Lee Booker by deed of record in Book 5762, Page 891, in the Davidson County Register of Deeds Office. Hazel Booker, Jr., died intestate on or about May 21, 1986 leaving Rosie Lee Booker as the surviving tenant by the entirety.
>
> The conveyance, however, is subject to any and all easements and rights-of-way of public record and to restrictions of record, if any.

The Grantor makes no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein. Said Property is conveyed subject to such easements, covenants, reservations, limitations, restrictions and encumbrances as may affect the Property. This is improved property known as 1905 A 9th Avenue North, Nashville, Davidson County, Tennessee 37208. The address is believed to be accurate but such address is not part of the legal

description. In the event of any discrepancy, the legal description herein shall control. The attorney preparing this Deed makes no warranty or representation regarding the accuracy of the legal description. This instrument is prepared without the benefit of title search or abstract and the preparer gives no opinion as to title. This instrument may be executed in counterparts.

In witness whereof, Grantor has caused this instrument to be dated and effective this 2 day of September, 2022.

GRANTOR:

Rosie Lee Booker

ROSIE LEE BOOKER

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared, **Rosie Lee Booker**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 2 day of September, 2022.

Rebecca Jane Dailey
Notary Public

My Commission Expires: March 7, 2023

STATE OF TENNESSEE)
COUNTY OF Davidson)

The greater of the actual consideration for this transfer and the fair market value of the Property is $0.

Angel Jordan
AFFIANT

Subscribed and sworn to before me,
this 2 day of September, 2022.

Rebecca Jane Dailey
NOTARY PUBLIC

My Commission Expires: March 7, 2023

CERTIFICATE OF AUTHENTICITY

I, Abena Techtermach 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 September 2, 2022 (date of document).

Affiant Signature

9/22/2022
Date

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Sworn to and subscribed before me this 22 day of September, 2022

Notary's Signature

My Commission Expires: 01-11-2026.

NOAH R. SIMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY