Karen Johnson Davidson County
Batch# 927449 DEEDQC
10/11/2022 11:16:04 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20221011-0111292

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY The Higgins Firm, 525 4th Avenue South, Nashville, TN 37210 (615) 353-0930		
ADDRESS OF NEW OWNER(S) AS FOLLOWS: **Ramona Gail Childers** **251 Lovell Street** **Nashville, TN 37115**	SEND TAX BILLS TO: **SAME**	MAP-PARCEL NUMBERS: **043 09 0 054.00**

FOR AND IN CONSIDERATION of the sum of ONE AND 00/100 ($1.00) DOLLAR, Cash in Hand paid by the hereinafter named GRANTEES and other good and valuable consideration, the receipt of which is acknowledged,

Thelma Louise Shumate, Trustee

HEREINAFTER called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto

Ramona Gail Childers

HEREINAFTER called the GRANTEE, her heirs and assigns, all right, title, and interest in a certain tract or parcel of land in **Davidson County**, State of Tennessee, described as follows, to-wit:

Being Lot No. 23 Block "A" on the Map of Overlook Estates of record in Book 843, page 105, Register's Office for Davidson County, Tennessee. Said Lot No. 23 fronts 50 feet on the north side of Lovell Street and runs back between parallel lines 135 feet to a dead line and measures 50 feet thereon.

Being the same property inherited by Ramona Gail Childers, an unmarried woman, and Thelma Louise Shumate, Trustee of a testamentary trust f/b/o Robert Earl Reeves by the terms of the Last Will and Testament of Lois Reeves dated April 3, 1979, which was duly probated only to establish muniment of title in the Seventh Circuit Court of Davidson County, Tennessee by order dated September 15, 2022, Case No. 22P1278, as evidenced in Executor's Quitclaim Deed, Instrument No. 20221011-0111291, Register's Office of Davidson County, Tennessee.

Said property is quitclaimed subject to such limitations, restrictions and encumbrances as may affect the premises.

This is improved property known as **251 Lovell Street, Nashville, TN 37115.**

WITNESS MY HAND this the 11 day of Oct, 2022.

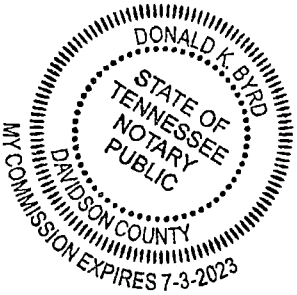
Thelma Louise Shumate Trustee

Thelma Louise Shumate, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor **THELMA LOUISE SHUMATE** with whom I am personally acquainted or who was proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument personally appeared before me and acknowledged under oath that he executed the foregoing instrument for the purposes therein contained.

WITNESS MY HAND AND NOTARIAL SEAL at office in the State and County aforesaid, this the 11 day of October, 2022.



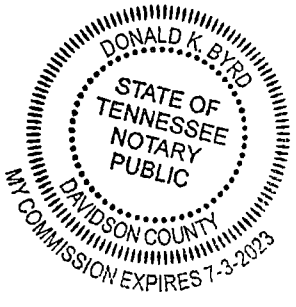
NOTARY PUBLIC
My Commission Expires: 7-3-23

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $-0-.

AFFIANT

Sworn to and subscribed to before me this 11th day of October, 2022.



NOTARY PUBLIC
My Commission Expires: 7-3-23