Karen Johnson Davidson County
Batch# 933426 DEEDQC
10/24/2022 03:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20221024-0115437

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

Return to:
Navy Federal Title Services, LLC
21631 Ridgetop Circle, #265
Sterling, VA 20166
22NTTN39947-R

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Antonio Ervin 1004 Monroe Street Nashville, TN 37208	New owner	081-16-0-176.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Addie Ervin, an unmarried person**, by these presents does hereby quitclaim and convey unto, **Antonio Ervin, an unmarried person**, their successors, representatives, and assigns, her rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

Being parts of Lots Nos. 115 and 116 on the Map of the town of McGavock, as of record in Book 21, Page 23, Register's Office for said County, described as follows:

Beginning at a point on the Northerly margin of Monroe Street at the Westerly margin of an alley, said alley being the first alley Easterly from Arthur Avenue, and said beginning point being at the intersection of said Monroe Street and said alley; thence wit the Westerly margin of said alley, Northerly 150 feet, more or less, to a point; thence Westerly 41-3/4 feet, more or less, to the corner of a fence; thence Southwesterly and with a fence 125 feet, more or less, to the Northerly margin of Monroe Street; thence with the Northerly margin of Monroe Street and Easterly 50 feet, more or less to the beginning.

Being the same property conveyed to Antonio Ervin, a single man by Warranty deed from Wardell Hardiman, single of record in Instrument No. 20191008-0103106 Register's Office for Davidson County, Tennessee, dated October 08, 2019 and recorded on October 08, 2019.

Being the same property conveyed to Antonio Ervin and Addie Ervin, as joint tenants with rights of survivorship by Quitclaim deed from Antonio Ervin of record in Instrument No. 20210429-0057623 Register's Office for Davidson County, Tennessee, dated April 22, 2021 and recorded on April 29, 2021.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 16th day of September, 2022.

Addie J. Ervin
Affiant

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 26th day of September, 2022.

Addie N Ervin
Addie Ervin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Addie Ervin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 26th day of September, 2022.

Notary Public

My Commission Expires: 04/08/2025

SEAN SCOTT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

True Copy Certification

I, Marcus Burgess, 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 26, 2022 (date of document).

Marcus Burgess

Affiant Signature –

Marcus Burgess

DATE: October 24, 2022

State/Commonwealth of Virginia

County of LOUDOUN

Sworn to and subscribed before me this 24th day of October, 2022.

Notary's Signature

My Commission Expires: 6/30/24

Notary' Seal (if on paper)

Zachary Bruce Shafferman
NOTARY PUBLIC
Commonwealth of Virginia
Reg. # 7703124
Com. Exp. June 30, 2024