Karen Johnson Davidson County
Batch# 961161 DEEDQC
01/13/2023 01:43:55 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230113-0003101

This instrument prepared by:
(And return to)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Jason LaJuan Tate, Sr. 8196 Jackman Road Joelton, TN 37080	Same	136-07-001900

This instrument has been prepared by information provided by the parties
No title search was conducted and no representations regarding title have been made by the Drafter

WHEREAS, the said **Minnie Love Godfrey, unmarried**, purchased the subject property and resided there until upon her death, on the 24th day of October, 2022, testate. She was survived by two sons, **Jason LaJuan Tate, Sr.**, and **Jimmie Lamont Godfrey** and had a daughter, **Satrina Vanise Tate**, who predeceased **Minnie Love Godfrey. Satrina Vanise Tate** is survived by a daughter, **Folasade Brenee Alokan**.

WHEREAS, this Quitclaim Deed is being recorded to convey any and all interest the heirs-at-law may have in and to the subject property to the testamentary beneficiary, **Jason LaJuan Tate, Sr.**

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **Jimmie Lamont Godfrey, a married person, and Folasade Brenee Alokan, a single person** (the "Grantors"), by these presents does transfer and convey unto the said **Jason LaJuan Tate, Sr.** (the "Grantee"), his successors and assigns, all of their rights, title and interest in and to that certain land in **Davidson County**, State of Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Unit Number U-3, on the Plan of Lake Land in Davidson County, Tennessee, being Lot No. 22, Section Two, PRIEST LAKE PARK, of record in Plat Book 4175, Page 56-58, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Minnie L. Godfrey, unmarried, by Deed from Elizabeth Ann Hall, a single woman, of record in instrument number 20121130-0109899 at Register's Office for Davidson County, Tennessee. Minnie Love Godfrey, having since died on October 24th, 2022,

testate, a resident of Davidson County, TN, and being survived by her two sons, Jason LaJuan Tate, Sr., and Jimmie Lamont Godfrey and had a daughter, Satrina Vanise Tate, who predeceased Minnie L. Godfrey on January 25th, 2002, being survived by a daughter, Folasade Brenee Alokan.

Minnie L. Godfrey is one and the same as Minnie Love Godfrey.

Affidavit of Heirship of Minnie Love Godfrey of record in Instrument #: 20230113-0003099 in the Register's Office for Davidson County, Tennessee.

Affidavit of Heirship of Satrina Vanise Tate of record in Instrument #: 20230113-0003100 in the Register's Office for Davidson County, Tennessee.

The Last Will and Test of Minnie Love Godfrey has been filed in the Un-Probated Wills file, bearing Docket No.: 23 UP 1, Probate Court Clerk's Office for Davidson County, TN.

Being also known as: **3733 Edgewater Drive, Nashville, TN 37217**

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this day of 6 day of January, 2023.

Jimmie Lamont Godfrey

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Jimmie Lamont Godfrey**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of January, 2023.

Notary Public

My Commission Expires: 3/3/2026

TANGELA LOVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is
$ 0.00 .

Maria Dianne Cate
Affiant

Subscribed and sworn before me this 6 day of January, 2023.

NOTARY PUBLIC

My Commission Expires: 3/3/2026

WITNESS my hand this day of 6 day of January, 2023.

Folasade Brenee Alokan
Folasade Brenee Alokan

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Folasade Brenee Alokan**, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 6 day of January, 2023.

Notary Public

My Commission Expires: 3/3/2026

TANGELA LOVE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-3-2026

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is
$ 0.00 .

Affiant

Subscribed and sworn before me this 9th day of January, 2023.

NOTARY PUBLIC

My Commission Expires: 9-7-2026

GRADY P. VAUGHN III
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY