QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $1.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 23rd DAY OF June, ~~2020~~ 2021

NOTARY PUBLIC

My Commission expires: 11.8.21

GREG FAIRBETTER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires NOV 8 2021

THIS INSTRUMENT PREPARED BY:

Thomas Longaberger, Attorney 209 Gann Drive, Nashville, TN 37210

NAME ADDRESS

NAME & ADDRESS OF PROPERTY OWNER:	SEND TAX BILLS TO:	MAP & PARCEL
Leslie Patterson	Owner	81-10-391
1733 24th Avenue North (ADDRESS)	(ADDRESS)	
Nashville TN 37208 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 966301 DEEDQC
02/01/2023 02:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230201-0007523

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged,

Kent Donnell, Jr. the Grantor

hereinafter referred to as Grantor, by these presents does hereby remise, release and QUITCLAIM unto

Leslie Patterson, the Grantee

hereinafter referred to as Grantee, all of his right, title and interest in and to a certain tract or parcel of land in **Davidson County**, Tennessee, described as follows, to wit: See attached Exhibit "A"

LAND in Davidson County, Tennessee, being Lot no. 123 on the Map of Cobb's Subdivision of Lot No. 6 Harding Bosley Tract, as of record in Book 161, Page 155, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEING the same property conveyed to Savannah R. Donnell of record in Book 10540, Page 892 Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

This is improved (X) property, known as: **1733 24th Avenue Nashville TN 37208**
(House Number) (Street) (City) (State) (Zip)

Wherever 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 the 23rd day of June 2020.

Kent Donnell, Jr.

INDIVIDUAL ACKNOWLEDGEMENTS:

STATE OF Tennessee }
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named--Kent Donnell Jr.; the bargainer(s), with whom I am personally acquainted (or proved to me in 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 at office this 23 day of June 2020.

My Commission expires: 3-5-22

HENRY SHERRELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 3-5-2022

Notary Public

EXHIBIT "A"
Property Description

Land in Davidson County, Tennessee, being Lot No. 123 on the Map of Cobb's Subdivision of Lot No. 6 Harding Bosley Tract, as of record in Book 161, page155, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Savannah R. Donnell, unmarried by Warranty Deed from Lydia D. Johnson on July 7, 1999 and filed of record in Book 11581, page 760, in the Register's Office for Davidson County, Tennessee. Savannah R. Donnell died intestate on August 16, 2018 leaving Dwanna Kimbro, Diesheka Bowers, Dwight Kimbro (aka Dwight Kimbro, Jr.), Leslie Patterson, Jewell Donnell, Kent Donnell, Jr. and Kentasia Donnell her surviving heirs. Affidavit of Heirship of record in Instrument No. _____ and Instrument No. _____, in the Register's Office for Davidson County, Tennessee. 202302010007517 202302010007518

Property known as: 1733 24th Avenue North
Nashville, TN, 37208
Map/Parcel No: 081-10-0-391

202302010007523

Tennessee Certification of Electronic Document

I, Connie Taylor, 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 6/23/2020 (date of document).

Affiant Signature

1/31/23
Date

State of Tennessee

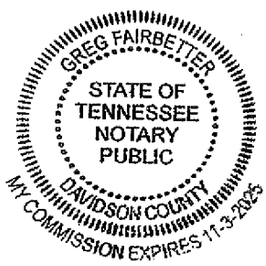
County of Davidson

Sworn to and subscribed before me this 31st day of January, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 11/03/2025

NOTARY'S SEAL



BROKER TITLE & ESCROW, LLC
1404 17TH AVE. SOUTH
NASHVILLE, TN 37212