Karen Johnson Davidson County
Batch# 972725 DEEDQC
02/21/2023 12:55:35 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230221-0012191

This Instrument Prepared By:
Travenia A. Holden
Holden Law Office
208 East Main Street
Lebanon, TN 37087

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO:
Ms. Patricia Tate-Smith	Same	13D 49236
724 Jessica Taylor Drive		Map 59-5
Madison, TN 37115		Par 48

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Marion Tate, (hereinafter referred to as "Grantor") does hereby assign, transfer, convey and quitclaim unto Patricia Tate-Smith, Anita Tate and John Tate, Jr. (hereinafter referred to as "Grantees") a fee simple interest in all rights, title and interest in a certain tract of land in Nashville, Davidson County, Tennessee, which is more fully described as follows:

Being Lot No. 81 on the Plan of Buena Vista Estates, Section 3 as of record in Book 4175, page 139, Register's Office for said County, to which said plan reference is hereby made for a complete legal description of said lot.

Being part of the same property conveyed to Imperial Corporation by deed from H. Lynn Greer, Jr., Trustee of record in Book 4466, page 867, said Register's Office.

Being the same property conveyed to John B. Tate, et ux by Imperial Corporation by its duly authorized officer of record in Deed Book 4553, page 429, Register's Office for Davidson County, Tennessee.

For further reference to this property look at the Affidavit of Heirship recorded in Book * and Page ____ Register's Office for Davidson County, Tennessee.
*20230221-0012190

The Grantees shall have the sole, absolute, and uncontrolled power, discretion, and authority to protect, conserve, sell, lease, encumber, gift, or otherwise manage and dispose of the real property described above.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants, and other matters of public record as may affect the above-described property.

THIS PROPERTY IS TRANSFERRED "AS IS" WITH NO WARRANTY OF ANY TYPE

This is improved property known as 4126 Boyd Drive, Nashville, Tennessee 37218

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PEROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Marion Tate

STATE OF TEXAS)
COUNTY OF Dexter)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this conveyance, per T.C.A. 67-4-409(a)(4) is $0.

Marion Tate

Subscribed and sworn to before me on this 17 day of January, 2023.

NOTARY PUBLIC
My Commission Expires: 30 June 2025

REGINA B. STOWERS NOTARY PUBLIC STATE OF TEXAS I.D. 126934638 EXP. 06-30-2025

STATE OF TEXAS)
COUNTY OF Dexter)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Marion Tate, the within named bargainor 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.

NOTARY PUBLIC
My Commission Expires: 30 June 2025

REGINA B. STOWERS NOTARY PUBLIC STATE OF TEXAS I.D. 126934638 EXP. 06-30-2025