Karen Johnson Davidson County
Batch# 972743 DEEDQC
02/21/2023 01:55:43 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230221-0012214

This instrument Prepared by and Return to:
Fannie Holmes
506 Ewing Drive
Nashville, TN 37207

QUITCLAIM DEED

FROM:
Fannie Holmes

TO:
James R. Holmes

ADDRESS OF NEW OWNERS:
Fannie Holmes & James R. Holmes
506 Ewing Drive
Nashville, TN 37207

SEND TAX BILL TO:
Same

MAP & PARCEL:
06001000400

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00

Fannie Holmes
Affiant

Subscribed and sworn to before me this 15th day of February 2023.

Notary Public

ALEX MANUEL BERNAL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged Fannie Holmes, widow of James C. Holmes (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to Fannie Holmes and James R. Holmes, as tenants in common, their heirs and assigns, all of her rights, title and interest in the real property in the County of Rutherford, State of Tennessee, and more particularly described on Exhibit A, attached hereto.

This is improved property known as 506 Ewing Drive, Nashville, TN 37207.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions, and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever, used, the singular number shall include the plural, the plural the singular, and the use of any gender shall applicable to all genders.

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15th day of February, 2023.

Fannie Holmes

Fannie Holmes

STATE OF TENNESSEE
COUNTY OF Davidson

Personally, appeared before me, the undersigned, Notary Public in and for said County and State, Fannie Holmes, with whom I am personally acquainted or who provided sufficient proof, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal on this 15th day of February 2023.

Notary Public

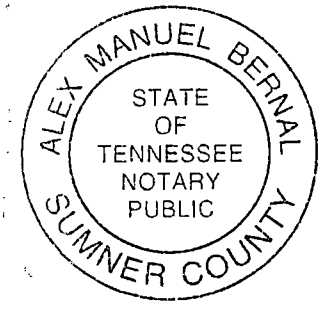


Exhibit "A"

Land in the 12th Civil District of Davidson County, Tennessee, being described as Tracts I and II on the unrecorded survey dated July 18, 1960, made by J. R. Wauford & Company, Engineers as follows:

Beginning at a concrete monument in the south margin of Ewing Lane, at the northwest corner of Lot No. 54 on the Plan of Sec. III, Aldrich Heights, as of record in Book 2663, page 49, said Register's Office; thence along the west line of Lots Nos. 54 to 57 on said Subdivision, and long the west line of Lot No. 89 of Section IV, Revised Plan of Aldrich Heights, as of record in Book 2900, page 39, said Register's Office, as follows: South 6 degrees 43' east 270 feet; south 65 deg. 53' west 15.08 feet; south 3 degrees 40' east 375.4 feet, more or less, to a concrete monument at the southwest corner of said Lot No. 39; thence south 81 deg. 13' west 193.3 feet, more or less, to a post; thence north 0 deg. 45' west 659.5 feet, more or less, to a concrete monument in the south margin of Ewing Lane; thence with the margin of the same, north 83 degrees 17' east 158 feet to the point of beginning.

Being the same property conveyed to James C. Holmes and wife, Fannie Holmes by deed from James W. Hymer and wife, Virginia Ann Hymer of record in Book 5325, page 845, Register's Office for Davidson County, Tennessee. James C. Holmes having since died on October 16, 2019.