Karen Johnson Davidson County
Batch# 974779 DEEDQC
02/28/2023 08:18:12 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230228-0013826

This Instrument was prepared by:
J. Blake Freeman, Attorney
323 Emery Drive
Nashville, TN 37214-3113

THIS INSTRUMENT WAS PREPARED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES HERETO. NO WARRANTY OF TITLE, EITHER EXPRESSED OR IMPLIED.

Map/Parcel: 04900033900

QUITCLAIM DEED

FOR AND IN CONSIDERATION of Ten and 00/100 ($10.00) Dollars and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, **John T. Majors,** has bargained and sold, and by these presents do convey, remise and quitclaim all interest they may possess to **Ernestine A. Majors,** her heirs and assigns, in and to the following real property in Davidson County, Tennessee, to-wit:

BEING Lot No. 8 on the Plan of J. C. Smith, Jr. Subdivision, Phase 2, of record in Plat Book 11190, page 99, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description. Said description is incorporated herein by reference the same as if copied fully herein verbatim.

BEING the same property conveyed to Ernestine A. Majors and Catherine Majors by Warranty Deed from R. Keith Turkett, married, dated September 28, 2000, and filed at Instrument No. 20001003-0097662, Regi9ster's Office for Davidson County, Tennessee. The said Catherine Majors having died intestate on September 2, 2022, and pursuant to the Affidavits of Heirship filed at Instrument Nos. 20230224-0013016 **and** 20230224-0013017**, title to one-half interest vests in Catherine A. Majors and John T. Majors as sole heirs at law of said Catherine Majors.**

This is improved property known as: **112 Buena Vista Court, Nashville, TN 37218**

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.

IN WITNESS WHEREOF, the parties have executed this instrument this 8 day of February, 2023.

John T. Majors

STATE OF MISSISSIPPI
NOTARY PUBLIC
ID # 290230
AMANDA WELLEN
Commission Expires
March 28, 2025
DESOTO COUNTY

STATE OF MISSISSIPPI
COUNTY OF Desoto

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **John T. Majors**, the 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.

Witness my hand and official seal at office, this the 8 day of February, 2023.

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 290230 AMANDA WELLEN Commission Expires March 28, 2025 DESOTO COUNTY

My Commission Expires: 03-28-2025

Amanda Wellen
Notary Public

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STATE OF TENNESSEE DAVIDSON COUNTY ss:

The consideration or value, whichever is greater, for this transfer is $-0-

STATE OF MISSISSIPPI NOTARY PUBLIC ID # 290230 AMANDA WELLEN Commission Expires March 28, 2025 DESOTO COUNTY

Affiant

Subscribed and sworn to before me this 8 day of February, 2023.

My Commission Expires: 3-28-2025

Amanda Wellen
Notary Public

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NEW OWNER(S)
Earnestine A. Majors
112 Buena Vista Court
Nashville, TN 37218

SEND TAX BILL TO:
Owner(s)