Karen Johnson Davidson County
Batch# 976951 DEEDQC
03/03/2023 03:09:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230303-0015491

THIS INSTRUMENT PREPARED BY:
Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
KATHERINE HUBERT 502 Arrington St. Nashville, TN 37207	New Owner	082-07-0-477.0

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged. **Sonja Usry, an unmarried woman,** by these presents does hereby quitclaim and convey unto **Katherine Anne Hubert, an unmarried woman,** its successors, representatives, and assigns, its rights, title and interest in and to the following described tract of land in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Map of Sarah Hart Homestead Tract, not of record, but shown on a plan of record Book 57, Page 151, in the Register's Office for said County, and being part of lot shown on a survey of part of said Lot No. 1 made by S.M. McMurray of record in Book 421, Page 8, said Register's Office and being further Lot No. 6 on an unregistered copy of subdivision of said Lot No. 1 made by T. R. Sandford, September 27, 1949, as follows:

Said Lot No. 6 fronts 43 feet on the South side of Arrington Street or Avenue and runs back between parallel lines, parallel to and 43 feet East of the Easterly margin of North Fifth Street, 120 feet to a dead line.

Being the same property conveyed to Sonja Usry by Special Warranty Deed from Cruzen Street Partners, a Tennessee General Partnership of record in Instrument No. 20221118-0122662 Register's Office for Davidson County, Tennessee, dated November 17, 2022 and recorded on November 18, 2022.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

The address of the herein described property is believed to be 502 Arrington Street, Nashville, TN 37207, but such address is not part of the legal description of the property herein and in the event of any discrepancy, the legal description herein shall control.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 3RD day of March , 2023.

Affiant

My commission expires: 7-7-25
(Affix Seal)

Notary Public

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 3RD day of March, 2023.

Sonja Usry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 3RD day of March, 2023, before me personally appeared Sonja Usry, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal this 3RD day of March, 2023.

Notary Public

My Commission Expires: 7-7-25

CAITLIN MCKEIGHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES JULY 7, 2025

Tennessee Certification of Electronic Document

I, Steven T. Morris 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 March 3, 2023 (date of document).

Affiant Signature

March 3, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 3rd day of March, 2023.

CATHERINE DESIMONE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-06-2023

Notary's Signature

MY COMMISSION EXPIRES: 11/06/2023