Karen Johnson Davidson County
Batch# 979684 DEEDQC
03/13/2023 09:24:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230313-0017773

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Ford Ron Otey, Curtiss Lee II, Christopher Lee, Meredith Freeman, Melinda Aguilera** ("Grantor"), hereby sell(s), remise(s), release(s), convey(s), and quit claim(s) unto **Robert James, a 1/3 interest; Ford Ronald Otey, a 1/3 interest; remaining 1/3 interest split equally by and between Curtiss R. Lee, II, Meredith Lee Freeman, Christopher R. Lee, and Melinda L. Aguilera,** (Grantee), all of their rights, title, and interests in the following described real property, to wit:

Tract 1:

Land situated in Davidson County, Tennessee, and being more particularly described as follows:

Being Lot No. 11 in the Plan of J.M., T.J., and G.W. Harding's Subdivision of part of the Beal Boseley Land, now in the City of Nashville, Tennessee, fronting 50 feet on the North side of Heiman Street and running back between parallel lines 150 feet to an alley; See plan of said Subdivision in Book 21, Page 80 of the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Richard Otey and Ford Essex Otey, by Warranty Deed from Mattie Greene Otey of record in Book 1759, page 63, Register's Office for Davidson County, Tennessee, dated July 12, 1948 and recorded on September 30, 1949. (Value or consideration shown in aforementioned deed $5.00.)

Being the same property conveyed to Ford Essex Otey, a one-half undivided interest by Warranty deed from Richard Otey of record in Book 1855, page 627, Register's Office for Davidson County, Tennessee, dated July 18, 1950 and recorded on July 19, 1950. (Value or consideration shown in aforementioned deed $5.00.)

Being the same property conveyed to Ford Otey and wife, Elnora Otey by Quitclaim deed from Ford Otey of record in Book 9340, page 501, Register's Office for Davidson County, Tennessee, dated 05/10/1994 and recorded on 05/10/1994. (Value or consideration shown in aforementioned deed $0.)

Elnora Otey died January 28, 2009, leaving Ford Essex Otey as the surviving tenant by the entirety.

Ford Essex Otey died intestate December 29, 2012. Affidavit of Heirship recorded in Instrument Number 20150203-0010119, in the Register's Office for Davidson County, Tennessee, stating that his heirs are his son, Ford R. Otey and the 4 children of his daughter Julia Marcena Otey Lee who died February 26, 2012, pre-deceasing her Father and leaving 4 children: Curtiss Lee II, Christopher Lee, Meredith Freeman and Melinda Aguilera.

Tract 2:

Land situated in Davidson County, Tennessee, and being more particularly described as follows: Being Lot No. 12 on the Plan of J.M., T.J., and G.W. Harding's Subdivision as of record in Book 21, Page 80, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 50 feet on the Northerly side of Heiman Street and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to DieDra L. Freeman by Installment deed from Ford Otey and wife, Elnora Otey of record in Book 8217, page 452, Register's Office for Davidson County, Tennessee, dated October 12, 1990 and recorded on October 15, 1990. (Value or consideration shown in aforementioned deed $14,000.00.)

Being the same property conveyed to Ford Otey and wife, Elnora Otey by Quitclaim deed from DieDra L. Freeman, an unmarried person of record in Book 9256, page 716, Register's Office for Davidson County, Tennessee, dated January 30, 1994 and recorded on February 23, 1994. (Value or consideration shown in aforementioned deed $ zero.)

Elnora Otey died January 28, 2009, leaving Ford Essex Otey as the surviving tenant by the entirety.

Ford Essex Otey died intestate December 29, 2012. Affidavit of Heirship recorded in Instrument Number 20150203-0010119, in the Register's Office for Davidson County, Tennessee, stating that his heirs are his son, Ford R. Otey and the 4 children of his daughter Julia Marcena Otey Lee who died February 26, 2012, pre-deceasing her Father and leaving 4 children: Curtiss Lee II, Christopher Lee, Meredith Freeman and Melinda Aguilera.

For information purposes only: 1820 Heiman St., Nashville, TN, 37208

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF we have executed this instrument the 7th day of **March, 2023.**

Ford Ron Otey

Ford Ron Otey

Curtiss Lee II

Curtiss Lee II

Christopher Lee

Meredith Freeman

Melinda Aguilera

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, ~~**Robert James,**~~ **Ford Ron Otey, Curtiss Lee II, Christopher Lee, Meredith Freeman, Melinda Aguilera**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 7th day of **March, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 7th day of **March, 2023.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/3/25

JACQUELINE G BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

PROPERTY ADDRESS: **1820 Heiman St.**
Nashville, TN 37208

TAX PARCEL NO.: **081-15-0-183.00**

PROPERTY OWNER: **Robert James, Ford Ronald Otey, Curtiss R. Lee, II, Meredith Lee Freeman, Christopher R. Lee, and Melinda L. Aguilera**

OWNER'S ADDRESS:

MAIL TAX BILLS TO: MEREDITH LEE FREEMAN
3012 HYDES FERRY RD
NASHVILLE, TN 37218

Certificate of Authenticity

I, Holly A. Mason, 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 7, 2023.

Affiant Signature

3/7/23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 7 day of March, 2023.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/07/2026