Karen Johnson Davidson County
Batch# 989242 DEEDQC
04/06/2023 01 29 03 PM 2 pgs
Fees $12 00 Taxes $0 00
20230406-0025262

**THIS INSTRUMENT PREPARED BY:**
**Paul A. Rutherford, Attorney**
**Brighter Day Law**
**107 Music City Circle, Ste 200**
**Nashville, TN 37214**

| Address New Owner: | Send Tax Bills to: | Map/Parcel Numbers |
|---|---|---|
| Gregory Fuller<br>212 Autumn Terrace<br>Clarksville, TN 37040 | Owner at same address | 092 06 0 555.00 |

## QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that I, Ronald L. Grant, Sr. for good and valuable consideration, hereby convey, remise, release and forever quitclaim unto **Gregory Fuller,** (unmarried), my entire right, title and interest in and to a certain tract parcel of land, situated and lying at 721 27th Avenue North, Nashville, Tennessee 37208.

This Quitclaim Deed was prepared without the benefit of a title examination and no liability is assumed for any status in title or matter, which would be disclosed by such title examination.

This property is further described as follows:

BEING Lot No, 20 on the Map of J. W. Turner's Subdivision of Lot No. 21 of the Boyd McNairy Tract, as of record in Book 57, Page 129, Register's Office for Davidson County, Tennessee,

SAID Lot No, 20 fronts 50 feet on the westerly side of 27th Avenue, North, formerly Lena Avenue, and runs back between parallel lines, 184 feet to an alley.

BEING the same property conveyed to Ronald L. Grant, Sr. by deed from May Frances Ward, James Dickerson and Ben Dickerson, of record in Book 11466, page 417, Register of Deed's Office for Davidson County, Tennessee.

BEING the same property conveyed to Ronald L. Grant, Sr. by deed from Rosalind Grant, of record in Deedqc: 20180410-0033707, Register of Deed's Office for Davidson County, Tennessee. incident to a divorce.

This conveyance is subject to any and all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee.

This property is improved by a dwelling standing thereon and is known as 721 27th Avenue North, Nashville, Tennessee, 37208, Davidson County, Tennessee.

WITNESS my hand on this 12 day of JAN, 2023.

Ronald L Grant Sr.
**RONALD L. GRANT, SR.**

**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, RONALD L. GRANT, SR, with whom I am personally acquainted and who acknowledged to me that he executed the within instrument for the purpose therein contained.

Witness my hand and official seal this 12 day of January, 2023.

Paul A. Rutherford
NOTARY PUBLIC

My commission expires: 11-2-26

PAUL A. RUTHERFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

**STATE OF TENNESSEE ]**
**COUNTY OF DAVIDSON ]**

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

Affiant

Sworn to and subscribed before me this 12 day of January, 2023.

Paul A. Rutherford
NOTARY PUBLIC

My commission expires: 11-2-26

PAUL A. RUTHERFORD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-0