Karen Johnson Davidson County
Batch# 990516 DEEDQC
04/11/2023 11 16 04 AM 2 pgs
Fees $12.00 Taxes $0 00
20230411-0026351

THIS INSTRUMENT PREPARED FROM
INFORMATION AND DOCUMENTS
PROVIDED BY THE PARTIES BY:
**HORIZON LAND TITLE, INC.**
1000 Pleasant Grove Place
Suite 100
Mt. Juliet, TN 37122

**ADDRESS NEW OWNER:**
Casey Pierce
209 Queen Avenue
Nashville, Tennessee 37207

**MORTGAGEE:**
N/A

**SEND TAX BILLS:**
New Owner

**MAP-PARCEL:**
071-03-0-135.00

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of all of which is hereby expressly acknowledged, I, **Betina Gray, unmarried,** hereinafter called the Grantor, have bargained and sold, and do hereby quitclaim and convey unto **Casey Pierce,** hereinafter called the Grantee, his heirs and assigns, all of my right title and interest in and to the following described tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

> Land in Davidson County, Tennessee, being Westerly 65 feet of Lot No. 135 on the Plan of Map of J. B. Haynies Oriental Subdivision of record in Plat Book 161, pages 26 and 27, in the Register's Office for Davidson, County, Tennessee, to which Plan reference i s hereby made for a more complete description of the property.
>
> Said Part of Lot No. 135 fronts 65 feet on the Northerly side of Queen Street and runs back between parallel lines 140 feet to an alley.
>
> Being the same property conveyed to Betina Gray by deed from PRIMEFP GP, a Tennessee General Partnership, as of record in Instrument No. 20150322-0027003, Register's Office for Davidson County, Tennessee.
>
> The description is the same as in the prior deed of conveyance.
>
> This is improved property known as 209 Queen Avenue, Nashville, Tennessee 37207.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. Said property is also being conveyed without the benefit of a title search or examination by the preparer, none being requested. Consequently, this conveyance does not affect the rights of third parties whose interests may be in effect prior to the date recited herein.

IN WITNESS WHEREOF, I have hereunto set my hand this the 10 day of April, 2023.

Betina Gray

**BETINA GRAY**

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Betina Gray, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within Quitclaim Deed for the purposes therein contained.

Witness my hand and official seal at this 10 day of April, 2023.

NOTARY PUBLIC

My Commission Expires: 10/10/2024

JODIE D PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater for this transfer is NONE.

AFFIANT

Subscribed and sworn before me
this 10 day of April, 2023.

NOTARY PUBLIC

My Commission Expires: 10/10/2024

JODIE D. PELLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY