Karen Johnson Davidson County
Batch# 991831 DEEDQC
04/13/2023 02:15:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20230413-0027253

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:
Melvin Lindsley 15017 Laureland Place Laurel, MD 20707	New owner	063-08-0-059.00

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, **Cynthia Howse, Ontavia T. Howse, Stephen C. Howse, Adrena Austin, Michael Austin, and Kimberly Austin**, by these presents do hereby quitclaim and convey unto, **Melvin Lindsley, a married person**, his successors, representatives, and assigns, their rights, title and interest in and to the following described tract of land in **Davidson** County, Tennessee:

A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Lots Nos. 34 and 36 in Block "Y" of the Hadley Bend City Subdivision of the Hulme Tract in the Fourth Civil District, a plan of which is of record in Book 421, page 120, Register's Office for Davidson County, Tennessee.

Said lots Nos 30 and 32 front together 50 feet on the West side of Cumberland Avenue, and run back between parallel lines, 150 feet to an alley.

Being a portion of the same property conveyed to John and Maggie Lindsley by deed from Emma L. Bryan of record in Book 579, page 285, Register's Office for Davidson County, Tennessee, dated March 24, 1922 and recorded on September 14, 1922.

Said John Lindsley became deceased on July 05, 1966. Said Maggie Lindsley became deceased on March 11, 1977. Said John and Maggie Lindley were survived by three children, Dorothy Lindsley Lyons, Mary Elizabeth Lindsley and Charles Lindsley.

Charles Lindsley passed on October 26, 1994, survived by his wife Elizabeth Lindsley, and two children, Cynthia Howse and Venetia Ontavia King. Elizabeth Lindsley deceased on November 2, 2015, leaving Last Will and Testament filed for Probate in Docket No. 17P1073, Circuit Court of Davidson County, Tennessee and of record in Instrument Number 20190626-0062074, Register's Office for Davidson County, Tennessee. Said Venetia Ontavia King having deceased on March 18h, 2017, leaving Last Will and Testament filed for Probate in Docket No. 17P1074, Circuit Court of Davidson County, Tennessee and of record in Instrument Number 20190625-0061680, Register's Office for Davidson County, Tennessee.

Mary Elizabeth Lindsley deceased September 17, 2016, leaving Last Will and Testament filed for Probate in Docket No. 18P1777, Circuit Court of Davidson County, Tennessee and of record in Instrument Number 20230105-0000991, Register's Office for Davidson County, Tennessee.

Dorothy Lindsley Lyons became deceased on May 11, 2020, survived by Melvin Lindsley. Affidavit of Heirship of record in Instrument No. 20230405-0024624, said register's office-Affiant is Robert Murhead, Jr.

Being also known as 4017 Cumberland Avenue, Nashville, TN 37138.

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration for this transfer is $0.00.

Subscribed and sworn to before me this the 13 day of April, 2023.

Affiant

Notary Public

My commission expires: 3·3·25
(Affix Seal)

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 13 day of April, 2023.

Cynthia Howse

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Cynthia Howse**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13 day of April, 2023.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Ontavia T. Howse

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Ontavia T. Howse**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13 day of April, 2023.

Notary Public

My Commission Expires: 3·3·25

DREW BANDY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 03-03-2025

Stephen C. Howse

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Stephen C. Howse**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Witness my hand and seal this 13 day of April, 2023.

Notary Public

My Commission Expires: 3·3·25

Adrena Austin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Adrena Austin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13 day of April, 2023.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3·3·25

Michael Austin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Michael Austin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13 day of April, 2023.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3.3.25

Kimberly Austin

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Kimberly Austin**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they/he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal this 13 day of April, 2023.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3.3.25

202304130027253

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 April 13, 2023 (date of document).

Affiant Signature

April 13, 2023

Date

State of TN

County of Davidson

Sworn to and subscribed before me this 13th day of April, 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