This Instrument Prepared By:

Name. Valerie Norman
Address 196 Heritage Trace Dr
Madison TN 37115

After Recording Return To:

Name _____
Address _____
_____

Karen Johnson Davidson County
Batch# 1003185 DEEDQC
05/15/2023 12 29 31 PM 4 pgs
Fees $22 00 Taxes $0 00

20230515-0036096

Space above this line for recorder's use only

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, that a legal document that is an official rec. (Grantor(s) name), on Myra Black for and in consideration of the sum One Hundred Dollars ($ 100.00) does hereby bargain, sell, release, remise, quitclaim and convey unto Ronquez Black (Grantee(s) name) all rights, title, and interest in and to the following described real estate, situated in Davidson County, Tennessee, to-wit

Current Source of Title
Book: 6410
Page: 376

[WRITE LEGAL DESCRIPTION HERE OR ATTACH AND INSERT]

A Preceding Instrument Has Been Recorded ☐Yes ☐No
Instrument Type _____
Office Where Recorded _____
Book and Page Number _____

IN TESTIMONY WHEREOF I/we have hereunto set my/our hand(s) this _____

Myra A. Black
Grantor's Signature
Myra M. Black
Grantor's Name
1805 Hayden Drive
Street Address
Nash. Tenn.
City, State & ZIP 37216

Ronquez Black
Grantor's Signature
Ronquez Black
Grantor's Name
155 Northcreek Blvd apt A302
Street Address
Goodlettsville TN 37072
City, State & ZIP

eSign

STATE OF TENNESSEE

COUNTY OF Davidson)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that ~~Myra Black~~ Myra Black whose names are signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, they, executed the same voluntarily on the day the same bears date.

Given under my hand this 11th day of May, 2023.

KATHRYN WRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Kathryn Wright
Notary Public

My Commission Expires: 10/2/2023

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $ -0-.

Myra Ann Black
Affiant

STATE OF TENNESSEE

COUNTY OF Davidson)

Subscribed and sworn to before me this 11th day of May, 2023.

KATHRYN WRIGHT STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Kathryn Wright
Notary Public

My Commission Expires: 10/2/23

The following information is not a part of this Deed:

Property Address: 1805 Hayden Drive
Nashville, Tn. 37216

Owner's Name: Konquez Black

Owner's Address: 155 North Creek Blvd. Apt. A302
Goodlettsville, Tn. 37072

Parcel Number 50 Map 72-16

Mail Tax Bills to. 1805 Hayden Drive
Nashville, Tn. 37216

File Box 43

STATE OF TENNESSEE }
COUNTY OF }

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $55,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22nd DAY OF October, 19 84

Notary Public

MY COMMISSION EXPIRES 4/20/88

BOOK 6410 PAGE 376

THIS INSTRUMENT WAS PREPARED BY
LAWYER S ESCROW SERVICE, INC (NAME) ONE UNION STREET CORNER OF FIRST AND UNION NASHVILLE, TN 37201 (ADDRESS)

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP PARCEL NUMBERS
Myra Ann Black (NAME)	The Kissell Company (NAME)	15DZ-61660
1806 Hayden Drive (STREET ADDRESS OR ROUTE NUMBER)	P. O. Box 1686 (STREET ADDRESS)	Map: 72-16
Nashville, TN 37216 (CITY) (STATE) (P O ZIP)	Springfield, Ohio 45501 (CITY) (STATE) (ZIP)	Par: #50

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Charles Larry Bumpus and wife, Carol Dean Bumpus

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MYRA ANN BLACK, unmarried

HEREINAFTER CALLED THE GRANTEES THEIR HEIRS AND ASSIGNS A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO WIT

LAND in Davidson County, Tennessee, BEING Lot No. 41 on the Plan of Burchwood Gardens, Section 2, as of record in Book 2900, Page 66, Register's Office for said County.

SAID Lot No. 41 fronts 75 feet on the easterly side of Hayden Drive and runs back 192.14 feet on the northerly line and 153 feet on the southerly line, to a dead line in the rear, which is a broken line, on which it measures 126.18 feet.

BEING the same property conveyed to Charles Larry Bumpus and wife, Carol Dean Bumpus by deed from Geneva Dale Fitzgerald, being one and the same person as Geneva K. Fitzgerald, of record in Book 5003, Page 743, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

AS PART OF THE ABOVE CONSIDFRATION, it is agreed and understood that the above named Grantee assumes and agrees to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 5003, Page 745, said Register's Office, payable according to the terms and conditions therein, AND FURTHER, the above named Grantee assumes and agrees to pay the remaining unpaid balance on a promissory note secured by a Deed of Trust of record in Book 5426, Page 136, said Register's Office, payable according to the terms and conditions therein.

unimproved ( )
This is improved (xx) property known as 1805 Hayden Drive (House Number) (Street) Nashville, TN 37216 (P O Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances estate title and interest thereto belonging to the said GRANTEES their heirs and assigns forever and we do covenant with the said GRANTEES that we are lawfully seised and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered unless otherwise herein set out and we do further covenant and bind ourselves our heirs and representatives to warrant and forever defend the title to the said land to the said GRANTEES their heirs and assigns against the lawful claims of all persons whomsoever Wherever used the singular number shall include the plural the plural the singular and the use of any gender shall be applicable to all genders

Witness our hands this 22nd day of October, 19 84

x Charles Larry Bumpus
Charles Larry Bumpus

x Carol Dean Bumpus
Carol Dean Bumpus