Prepared By:
Mr Roger McAdoo
150 3rd Ave S
Nashville, Tennessee 37201

After Recording Return To:
Mr William Black
1004 Mulberry Way
Nashville, Tennessee 37207

Karen Johnson Davidson County
Batch# 1007432 **DEEDQC**
05/25/2023 09 15 59 AM 4 pgs
Fees $22 00 Taxes $0 00

20230525-0039370

TAX PARCEL ID #: 050 03 0B 003 00

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mrs Roseal Black, *("Grantor")* **whose address is** 1004 Mulberry Way, Nashville, Tennessee 37207, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Mr. William Black *("Grantee")*, **whose address is** 1004 Mulberry Way, Nashville, Tennessee 37207, all right, title, interest and claim to the following real estate property located at 1004 Mulberry Way in the City/Township of Nashville, located in the County of Davidson and State of Tennessee and ZIP code of 37207, to-wit

Property having Lot No R11, with the Section No. R11, and having the following description Single family dwelling.
20150616-0057435
FOR VALUABLE CONSIDERATION, in the amount of $1 00 dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged

BE IT FURTHER KNOWN, that this transfer shall be effective as of 05/01/2023, and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever, so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof

Roseal Black WB
(Grantor's Signature)

Mrs. Roseal Black
(Grantor's Printed Name)

William Black
(Grantee's Signature)

Mr. William Black
(Grantee's Printed Name)

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0 William Black **, Affiant**
Subscribed and sworn before me this the
25 **Day of** May **, 20**23.
A. Hayes **, Deputy Register**

Signed in our presence

(Witness #1 Signature)

Angela Jackson
(Witness #2 Signature)

JaVonna Black
(FIRST WITNESS NAME TYPED)

Evangela Jackson
(SECOND WITNESS NAME TYPED)

Grantee's Address:

Mr. William Black
1004 Mulberry Way
Nashville, Tennessee 37207

Mail Subsequent Tax Bills To:

William Black
1004 Mulberry Way
Nashville, Tennessee 37207

Grantor's Address:

Mrs Roseal Black
1004 Mulberry Way
Nashville, Tennessee 37207

STATE OF TENNESSEE)
) **SS.**
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on 5/25/23 by Mrs Roseal Black, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of

(Signature of Notary)

Yolanda Stewart
(Printed Notary Name) Davidson, Tennessee

My Commission expires 9-2-24

YOLANDA STEWART
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 9-2-2024

BILL GARRETT, Davidson County
Trans T20150047957 DEEDWARR
Recvd 06/16/15 16 15 2 pgs
Fees 13 00 Taxes 499 50
20150616-0057435

MARY BIRTHRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135 000 00

William Black
Affiant

Subscribed and sworn to before me this 15TH DAY OF JUNE, 2015

Notary Public

MY COMMISSION EXPIRES 11-3-15

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Birthright Title & Escrow, LLC
515 Rivergate Parkway, Ste 111
Goodlettsville, TN 37072

ADDRESS NEW OWNER(S) AS FOLLOWS (NAME)	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
William Black and Roseal Black, husband and wife	First Community Mortgage, Inc (NAME)	050030B00300CO
1004 Mulberry Way (ADDRESS)	275 Robert Rose Drive (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Murfreesboro, TN 37129 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we Michael Thomas McCall, married, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto William Black and Roseal Black, husband and wife, hereinafter called the Grantees, their heirs and assigns, that 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 3 ON THE PLAN OF MULBERRY DOWNS, PHASE 1, OF RECORD IN BOOK 7900, PAGES 84-88, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

SAID LOT NO 3 FRONTS 38 64 FEET ON THE EASTERLY MARGIN OF MULBERRY WAY AND EXTENDS BACK 105 00 FEET ON THE NORTHERLY LINE AND 103 92 FEET ON THE SOUTHERLY LINE TO A DEAD LINE IN THE REAR MEASURING 47 95 FEET THEREON

BEING THE SAME PROPERTY CONVEYED TO MICHAEL THOMAS MCCALL, UNMARRIED, AND MARJORIE WOOTEN, UNMARRIED AND BILLIE FRANCES PHILLIPS, SINGLE BY WARRANTY DEED FROM PHILLIPS BUILDERS, INC OF RECORD IN BOOK 8151, PAGE 986, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND BEING FURTHER CONVEYED TO MICHAEL THOMAS MCCALL BY QUITCLAIM DEED FROM MARJORIE WOOTEN, UNMARRIED AND BILLIE FRANCES PHILLIPS, UNMARRIED OF RECORD IN BOOK 9945, PAGE 790, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE

THIS IS NOT THE PRINCIPAL RESIDENCE OF THE GRANTOR(S)

THIS CONVEYANCE IS SUBJECT TO TAXES FOR THE YEAR 2015 AND SUBSEQUENT YEARS

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

unimproved ( )
This is improved (X) property, known as 1004 Mulberry Way, Nashville, TN 37207
(House Number) (Street) (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 seized 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 my/our hand(s) this 15th day of June, 2015