THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

Karen Johnson Davidson County
Batch# 1010509 DEEDQC
06/02/2023 11 14 33 AM 2 pgs
Fees $12 00 Taxes $0 00

20230602-0041843

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 2nd day of June, 2023.

Notary Public

My Commission Expires:

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Elizabeth Darden and Suzanne Cicero Darden 508 Russell Street Nashville, TN 37206	New Owner	Map and Parcel No.: 082-15-0-200.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Elizabeth Darden, unmarried** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Elizabeth Darden, unmarried and Suzanne Cicero Darden, married, as joint tenants with right of survivorship,** their heirs and assigns, all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being the East 2 feet of Lot No. 17 and the West 36 feet of Lot No. 18 on the Plan of Felix K. Zollicoffer's Addition to Edgefield, now East Nashville of record in Plat Book 19, Page 162 (erroneously referred to as page 168), in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said parts of Lot Nos. 17 and 18 adjoin and front together 38 feet on the Southerly side of Russell Street and run back between parallel lines 174 feet to an alley.

Being the same property conveyed to Elizabeth Darden, unmarried and Suzanne Cicero Darden, married, as joint tenants with right of survivorship, by warranty deed from Lauren E. Emerson n/k/a Lauren E. Morris and William Dawson Morris,II, wife and husband, dated August 19, 2020,

and recorded at Instrument No. 20200821-0094490, in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Elizabeth Darden, unmarried by Quitclaim Deed from Suzanne Cicero Darden, married, dated November 18, 2021 and recorded on December 2, 2021 in Instrument No. 20211202-0159392, in the Register's Office of Davidson County, Tennessee.

This is improved property known as: **508 Russell Street, Nashville, TN 37206.**

Grantor covenants that she is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 2nd day of June, 2023.

Elizabeth Darden

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand, at Office, this 2nd day of June, 2023.

HOLLY WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JANUARY 04, 2027

Notary Public

My Commission Expires: _____