Karen Johnson Davidson County
Batch# 1010952 DEEDQC
06/05/2023 08 21 33 AM 2 pgs
Fees $12 00 Taxes $0 00
20230605-0042068

THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard, PLLC
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

No independent title examination was conducted in the preparation of this Deed The preparer makes no representation as to the status of the title or the accuracy of the description

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: **$0.00**.

JUDITH P. NEWBY

Subscribed and sworn to before me, this 01 day of June 2023.

NOTARY PUBLIC
My Commission Expires: 01-04-27

JESSICA ANN CLEGG STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMM EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Judith P. Newby **P.O. Box 120778** **Nashville, TN 37212**	**New Owner**	**104-15-0155.00**

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **THOMAS H. NEWBY** ("GRANTOR") has bargained and sold, and by these presents does transfer and convey unto **JUDITH P. NEWBY** ("GRANTEE") her heirs, successors and assigns, all of his right, title, and interest in 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. 13 on the Map of St. Bernard Place, of record in Book 161, Page 171, Register's Office for said County.

SAID Lot No. 13 fronts 50 feet on the North side of Blair Boulevard and runs back between lines, 137.34 feet on the West line and 137 78 feet on the East line, to an alley in the rear on which it measures 50 feet

BEING the same property conveyed to Thomas H. Newby and wife, Judith P. Newby, by deed from Michael Drake Brown, unmarried, of record in Book 6760, Page 108, Register's Office for Davidson County, Tennessee. Further being the same property conveyed to Judith P. Newby by Quitclaim Deed from Thomas H. Newby of record in Book 6850, Page 667, Register's Office for Davidson County, Tennessee. Judith P. Newby having since conveyed the same property to Thomas H Newby and wife, Judith P. Newby by Quitclaim Deed, of record in Book 8233, Page 729, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is **improved** property known as: **2120 BLAIR BOULEVARD NASHVILLE, TENNESSEE 37212**

Witness my/our hands this the 1 day of June, 2023.

THOMAS H. NEWBY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 1 day of June, 2023.

Notary Public
My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027

RETURN RECORDED DEED TO:
Judith P. Newby
P.O. Box 120778
Nashville, TN 37212