Prepared by:

PAUL A. RUTHERFORD
Brighter Day Law
107 Music City Circle, Ste 200
Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1013982 DEEDQC
06/12/2023 01 41 37 PM 4 pgs
Fees $22 00 Taxes $0 00
20230612-0044602

QUIT CLAIM DEED

Address of New Owner	Send Tax Bills to:	Parcel ID No.
Debra Wray	Debra Wray	10303003300
220 54th Avenue North	220 54th Avenue North	
Nashville, TN 37209	Nashville, TN 37209	

STATE OF TENNESSEE

COUNTY OF DAVIDSON

The undersigned, being duly sworn, deposes and says:

Donna Gail Thomas, whose address is 2108 Avalon Drive, Nashville, TN 37216, hereby REMISES, RELEASES, AND FOREVER QUITCLAIMS TO Debra Wray whose address is 220 54th Avenue North, Nashville, TN 37209, all right, title, interest and claim to the following real estate property located at 220 54th Avenue North in the City of Nashville, located in the County of Davidson and State of Tennessee and ZIP code 37209. The property is described as follows:

> Land in Davidson County, Tennessee, being the northerly 50 feet of the southerly 106 feet front of Lot 7 and that part of the right of way of the N.S. and St. L. Railroad (now abandoned) immediately east of said property on the Map showing Subdivision of Lots Nos. 21 and 22 on the Realty Savings Bank and Trust Company's Revised Plan of the West Extension of Charlotte Park Company's First Addition as of record in Book 421, page 87, Register's Office for said County, and described according to a survey made by Ralph W.C. Lambert, Surveyor, as follows: BEGINNING at a cross on a rock wall on the easterly margin of 54th Avenue North, formerly Richland Avenue, as the southwest corner of the property conveyed to J.W. Woodall and wife, by deed from S.S. Foster of record in Book 898, page 306, said Register's Office; thence with Woodall's southerly line,

eastwardly 207 feet, more or less, to the easterly margin of said abandoned right of way, said point being the southeast corner of the property conveyed to J.W. Woodall by deed from N.C. & St. L. Railroad; of record in Book 1246, page 53, said Register's Office; thence with the easterly margin of said abandoned right of way, southwardly 50 feet to an iron pin; thence westwardly 194 feet to an iron pin in the easterly margin of 54th Avenue North, formerly Richland Avenue; thence with the easterly margin of the same, northwardly 50 feet to the point of beginnings.

Being the same property inherited by Debra Wray and Donna Thomas, and memorialized as Affidavit of Inheritance of Real Estate, of record in the Davidson County Register's Office as instrument number 20230509-0034469. This is an improved property, known as 220 54th Avenue North, Nashville, Tennessee, 37209.

FOR VALUABLE CONSIDERATION, in the amount of $10.00 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 June 7, 2023, and that Donna Gail Thomas makes no warranty as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest she has in it to Debra Wray.

Donna G Thomas
Signature

Donna Thomas
Print Name

6-7-23
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public, duly appointed, commissioned and qualified in and for the State and County aforesaid, personally appeared, Donna Thomas, with whom I am personally acquainted, who signed, and delivered the foregoing instrument in my presence, and who, upon their oaths, acknowledged that the statements contained herein are true to the best of their knowledge, information and belief and that they executed the foregoing instrument for the purposes therein contained as their free act and deed.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal at my office in said County, on this the 7 day of June, 2023.

NOTARY PUBLIC

My Commission Expires: 5-3-27



KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $10.00.

Donna G Thomas
Affiant

Subscribed and sworn before me, this 7 day of June, 2023.

Notary

JONATHAN HESSER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2027