Karen Johnson Davidson County
Batch# 1014829 DEEDQC
06/13/2023 03 29 52 PM 2 pgs
Fees $12 00 Taxes $0 00
20230613-0045113

QUITCLAIM DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)



THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS $0 00

Affiant

Subscribed and sworn before me this 12th day of June, 2023

Notary Public
My commission expires 7/3/2023
(Affix Seal)

THIS INSTRUMENT PREPARED BY
Teresa M Morgan, Attorney, PO Box 60711, Nashville, Tennessee 37206

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP & PARCEL NUMBER
Victoria Lashea Mitchell & Emmanuel Lavar Mitchell 2401 Underwood Street Nashville, TN 37208	same	081 14 0 168 00

THIS INDENTURE made and entered into on this 12th day of June, 2023, between **Victor Randolph** ("Grantor"), and **Victoria Mitchell, a married woman**, ("Grantee"), and hereby transfers and conveys the certain parcel of real property described below to the Grantee:

WITNESSETH

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10 00) and no other good and valuable consideration except for the love and affection between family, the Grantor does hereby grant, bargain, sell, remise, release, and quit-claim unto the Grantee, Grantee's heirs and assigns, all of Grantor's right, title, and interest in and to the following described premises, to-wit

LAND in Davidson County, Tennessee being Lot No 7 on the Revised Plan of Fisk Park, of record in Book 2331, page 114, Register's Office for Davidson County, Tennessee.

Said Lot No 7 fronts 54 feet on the south side of Underwood Street and runs back 128 5 feet on the west line and 125 feet on the east line, to a dead line in the rear measuring 72 feet thereon

Being the same property conveyed to Shirley Randolph Allen and Thomas Allen, as joint tenants with right of survivorship from Shirley Ruth Randolph Allen by quitclaim deed on November 10, 1992, of record in Book 8782, Page 627, said Register's Office

Thomas Allen died intestate on November 10, 2000 At the time of his death, he was still married to Shirley Randolph Allen. Shirley Randolph Allen was also known as Shirley Allen Shirley Allen died intestate on July 26, 2020 As described in the *Affidavit of Heirship* recorded on March 1, 2023, of record in Instrument No 20230301-0014412, said Register's Office, Shirley Allen's heirs at law were her great niece and great nephew, Victor Randolph and Tracy Randolph

The address of the herein described property is believed to be 2401 Underwood Street, Nashville, Tennessee 37208, and is shown on all tax records as same, but such address is not part of the legal description of the property herein and in any event of any discrepancy, the legal description herein shall control

THE ABOVE INFORMATION WAS PROVIDED BY THE GRANTOR, THE PREPARER MAKES NO REPRESENTATIONS AS TO THE TITLE, USE OR ANY ZONING REGULATIONS CONCERNING DESCRIBED PROPERTY, NOR ANY MATTER EXCEPT THE VALIDITY OF THE FORM OF THE DEED.

WHENEVER used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders

IN WITNESS WHEREOF, the said Grantor has hereunto set their hand and seal the day and year first above written

Victor Randolph

VICTOR RANDOLPH

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, **VICTOR RANDOLPH,** whom I am personally acquainted and who, upon oath, acknowledged that he executed the foregoing instrument for the purpose therein contained

Witness my hand and seal, at office in Davidson County, Tennessee, this 12th day of June, 2023

Teresa Morgan

Notary Public
My Commission Expires 7/3/2023

