QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1015012 DEEDQC
06/14/2023 12:51:30 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20230614-0045408

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th day of June, 2023.

Notary Public

MY COMMISSION EXPIRES: 3/3/25
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC STEVEN R. DISSER COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
GREATER NASHVILLE TITLE, LLC
4603 Gallatin Pike
Nashville, TN 37216

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES, A THIRD PARTY, AND/OR RECORD TITLE WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. THE PREPARER ASSUMES NO LIABILITY AS TO ACCURACY OR CONTENT THEREOF. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND NEITHER GREATER NASHVILLE TITLE, LLC, NOR ITS ATTORNEYS SHALL BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, OR LEGAL AND/OR TAX RELATED COUNSEL.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Janie R. Ganaway 116 Jane Crossing Mount Juliet, TN 37122	New owner	070-09-0-008.00 081-12-0-096.00 070-13-0-114.00 060-14-0-100.00 060-13-0-214.00 081-15-0-316.00 070-07-0-003.00 176-01-0A-083.00-CO

FOR AND IN CONSIDERATION of One Dollar ($1.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, I, **JANIE R. GANAWAY, AN UNMARRIED WOMAN** ("Grantor"), by these presents do hereby quitclaim unto **JANIE R. GANAWAY, an unmarried woman, and MICHAEL GANAWAY, an unmarried man, as Tenants in Common with Rights of Survivorship** ("Grantees"), their heirs and assigns, all my title and interest, if any, in and to the following described tract of land in Davidson County, Tennessee:

See attached Exhibit "A"

SAID PROPERTIES ARE CONVEYED SUBJECT TO SUCH LIMITATIONS AND ENCUMBRANCES, IF ANY, AS MAY AFFECT THE PREMISES AND SUBJECT TO ANY RESTRICTIONS, EASEMENTS, ETC., OF PUBLIC RECORD THAT MAY AFFECT SUBJECT PROPERTIES.

IN WITNESS WHEREOF, we have hereunto set my hand this the 14th day of June, 2023.

JANIE R. GANAWAY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 14th day of June, 2023, before me personally appeared **JANIE R. GANAWAY**, to me known (or proved to me on the basis of satisfactory evidence) to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed. Witness my hand, at office, this 14th day of June, 2023.

My commission expires: 3/3/25

Notary Public

STEVEN PAUL DISSER NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

Exhibit "A"

Tract 1: 3216 Alpine Avenue, Nashville, Tennessee 37218
Map/Par: 070-09-0-008.00

Land in Davidson County, Tennessee, being Lot No. 19 and the north 75 feet of Lot No. 20 on the plat known as Alpine Terrace, as of record in Book 421, page 131, Register's Office for Davidson County, Tennessee. Beginning at a point in the east margin of Alpine Park Avenue, said point being 178 feet north from the intersection of said Avenue and Powell Street; thence northerly along the east margin of Alpine Park Avenue, 279 feet to point where said avenue and Robert Street intersects; thence North 59 degrees East 123 feet to a point in the southerly margin of Goodrich Street; thence eastwardly 406 feet to a point; thence southwardly 340 feet to a point in the east line of Lot No. 20, as shown on said plan; thence westwardly 408 feet, more or less, to the point of beginning.

Included in the above description but excluded therefrom is the right-of-way of Pfeiffer Street and East Lane.

Being the same property conveyed to Mashhoor R. Ayoub and wife, Elizabeth Eberhardt Ayoub from Susan R. Limor, Trustee for Caldwell Wright and Delores Wright, by Trustee's Deed dated April 16, 2012 and of record in Instrument No. 20120419-0033386, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George E. Ganaway, a married man, by Warranty Deed from Mashhoor R. Ayoub and wife, Elizabeth Eberhardt Ayoub, signed January 21, 2016 and recorded January 27, 2016 in Instrument No. 20160127-0007957, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janie R. Ganaway, an unmarried woman, by Quitclaim Deed from Janie Ganaway and Michael Ganaway, The Heirs-At-Law of George Ganaway A/K/A George E. Ganaway, signed and recorded on February 12, 2020 in Instrument No. 20200212-0016135, Register's Office for Davidson County, Tennessee.

Being also known as 3216 Alpine Avenue, Nashville, Tennessee 37218.

Tract 2: 1613 Arthur Avenue, Nashville, Tennessee 37208-2140
Map/Par: 081-12-0-096.00

Land in Davidson County, Tennessee, being Lot No. 365 on the Plan of McGavock, Wetmore and Others First Addition to Nashville. Called the Town of McGavock, as record in Book 21, Page 23, Register's Office for said County.

Said Lot No. 365 fronts 50 feet on the westerly side of Arthur, formerly Wetmore Avenue and runs back between parallel lines 150 feet to an alley.

Being all or part of the same property conveyed to Deborah Lexene Rucker by virtue of that certain Quit Claim Deed dated April 26, 2001, at Instrument No. 20011116-0125851 and Book 11430, Page 64 in the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to George Ganaway, a married man, by Warranty Deed from Deborah Lexene Rucker, signed October 23, 2015 and recorded on October 26, 2015 in Instrument No. 20151026-0108834, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janie R. Ganaway, an unmarried woman, by Quitclaim Deed from Janie Ganaway and Michael Ganaway, The Heirs-At-Law of George Ganaway A/K/A George E. Ganaway, signed and recorded on February 12, 2020 in Instrument No. 20200212-0016135, Register's Office for Davidson County, Tennessee.

Being improved property also known as 1613 Arthur Avenue, Nashville, Tennessee 37208-2140.

Tract 3: 0 Cliff Drive, Nashville, Tennessee 37218
Map/Par: 070-13-0-114.00

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Beginning at a point in the southeasterly margin of Cliff Drive, 150 feet southwest from the southwest comer of the property conveyed to May Wall St. Charles by deed from W. Frank Hagey, of record in Book 1586, page 501, said Register's Office; thence with the margin of Cliff Drive, southwesterly 50 feet to a point in the north comer of the land that was conveyed by Thomas E. Scardina and wife, by deed to James Kendrick Head and wife, as of record in Book 1977, page 382, said Register's Office; thence along their northeasterly line, southeasterly 285 feet, more or less, to the low water mark of the Cumberland River; thence, along the low water mark of said Cumberland River, northerly 50 feet, more or less, to a point; thence northwesterly 275 feet, to the point of beginning.

Being the same property conveyed to Shannon K. Lofrumento by Warranty deed from Kristen M. Chipman, married of record in Instrument No. 20150807-0078987 Register's Office for Davidson County, Tennessee, dated August 4, 2015 and recorded on August 7, 2015.

Being the same property conveyed to George Ganaway, a married man, by Warranty Deed from Shannon K. Lofrumento, unmarried, signed March 18, 2016 and recorded March 21, 2016 in Instrument No. 20160321-0026692, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janie R. Ganaway, an unmarried woman, by Quitclaim Deed from Janie Ganaway and Michael Ganaway, The Heirs-At-Law of George Ganaway A/K/A George E. Ganaway, signed and recorded on February 12, 2020 in Instrument No. 20200212-0016135, Register's Office for Davidson County, Tennessee.

Being improved property also known as 0 Cliff Drive, Nashville, Tennessee 37218.

Tract 4: 407 Haynie Avenue, Nashville, Tennessee 37207
Map/Par: 060-14-0-100.00

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of J. B. Haynie's Dudley Belle Plan, as of record in Plat Book 57, page 167, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the northerly side of Haynie Avenue and extends back between parallel lines 150 feet to an alley.

Being part of the same property conveyed to Robert Ernest Ellis, by deed from Hester Vertrece Ellis, of record in Instrument No. 20040514-0056558, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Ganaway, by Warranty Deed from Robert Ernest Ellis, signed September 15, 2004 and recorded September 17, 2004 in Instrument No. 20040917-0112452, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janie R. Ganaway, an unmarried woman, by Quitclaim Deed from Janie Ganaway and Michael Ganaway, The Heirs-At-Law of George Ganaway A/K/A George E. Ganaway, signed and recorded on February 12, 2020 in Instrument No. 20200212-0016135, Register's Office for Davidson County, Tennessee.

Being property also known as 407 Haynie Avenue, Nashville, Tennessee 37207.

Tract 5: 405 Haynie Avenue, Nashville, Tennessee 37207-3905
Map/Par: 060-13-0-214.00

Land in Davidson County, Tennessee, being Lot No. 19 on the Plan of J. B. Haynie's Dudley Belle Plan, as of record in Plat Book 57, page 167, Register's Office for Davidson County, Tennessee.

Said lot fronts 50 feet on the northerly side of Haynie Avenue and extends back between parallel lines 150 feet to an alley.
Being part of the same property conveyed to Robert Ernest Ellis, by deed from Hester Vertrece Ellis, of record in Instrument No. 20040514-0056558, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to George Ganaway by Warranty Deed from Robert Ernest Ellis, signed September 15, 2004 and recorded September 17, 2004 in Instrument No. 20040917-0112445, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janie R. Ganaway, an unmarried woman, by Quitclaim Deed from Janie Ganaway and Michael Ganaway, The Heirs-At-Law of George Ganaway A/K/A George E. Ganaway, signed and recorded on February 12, 2020 in Instrument No. 20200212-0016135, Register's Office for Davidson County, Tennessee.

Being improved property also known as 405 Haynie Avenue, Nashville, Tennessee 37207-3905.

Tract 6: 1732 Knowles Street, Nashville, Tennessee 37208-2437
Map/Par: 081-15-0-316.00

Land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot Numbers 41 on the Map of the Bransford Realty Company's Re-Subdivision of part of the Manlove Tract, as of record in Book 421, Page 53, Register's Office for said County. Said Lot Numbers 41 and 42 front together 75 feet on the northerly side of Thompson Street and run back between parallel lines 136 feet, more or less, to an alley.

Lots 41 and 42 are separate lots.

Being the same property conveyed to Steve A. Ganaway from Sarah Ganaway Gray, by Quitclaim Deed dated 03/03/06 and recorded in Instrument Number 20060303-0025224, said Register's Office.

Being the same property conveyed to George E. Ganaway by Warranty Deed from Steve Ganaway, signed June 12, 2007 and recorded June 15, 2007 in Instrument No. 20070615-0072115, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janie R. Ganaway, an unmarried woman, by Quitclaim Deed from Janie Ganaway and Michael Ganaway, The Heirs-At-Law of George Ganaway A/K/A George E. Ganaway, signed and recorded on February 12, 2020 in Instrument No. 20200212-0016135, Register's Office for Davidson County, Tennessee.

Being improved property also known as 1732 Knowles Street, Nashville, Tennessee 37208-2437.

Tract 7: 2605 Old Buena Vista Pike, Nashville, Tennessee 37218-2304
Map/Par: 070-07-0-003.00

Land in Davidson County, Tennessee, being part of Lot No. 1 on the Plan of Roy Shaw's Re-Subdivision of Lot Nos. 8, 9, 10, and 11 in the Subdivision of J.S. Spurlock's Land in the 13th, formerly 23rd, Civil District of said County, and described according to a survey made February 3, 1938, by John Wilkes, Surveyor, as follows:

Beginning in the center of the Old Buena Vista Pike, 133 feet northwesterly from a point opposite the center of Young's Lane; thence North 35° West with the center of said Pike 105 feet; thence southwesterly 102 feet, more or less to the line of Lot No. 2 on said plan; thence southerly with the line between said Lot Nos. 1 and 2, 99.5 feet to a point in said line, 133 feet northerly from the center of Young's Lane; thence northeasterly 129 feet, more or less, to the beginning.

Being the same property conveyed to George E. Ganaway, married, by Warranty Deed from Barbara J. Osborne, unmarried, signed February 4, 2016 and recorded February 10, 2016 in Instrument No. 20160210-0012697, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janie R. Ganaway, an unmarried woman, by Quitclaim Deed from Janie Ganaway and Michael Ganaway, The Heirs-At-Law of George Ganaway A/K/A George E. Ganaway, signed and recorded on February 12, 2020 in Instrument No. 20200212-0016135, Register's Office for Davidson County, Tennessee.

Being improved property also known as 2605 Old Buena Vista Pike, Nashville, Tennessee 37218-2304.

Tract 8: 5129 Singing Hills Drive, Antioch, TN 37013-5695
Map/Par: 176-01-0A-083.00-CO

Land in Davidson County, Tennessee, being Lot Number 83 on the Plan of The Estates of Hickory Woods, of record in Instrument Number 20010412-0036163 Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to American General Mortgage Loan Trust 2009-1 by Trustee's Deed filed December 15, 2011 as Instrument Number 20111215-0097869 of the Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Ameri-Kare, Inc. by Special Warranty Deed from US Bank National Association as trustee for American General Mortgage Loan Trust 2009-1 as owner, for the benefit of the Certificate Holders pursuant to the Pooling and Servicing Agreement dated July 30, 2009 who acquired title as American General mortgage Loan Trust 2009-1, signed April 13, 2012 and recorded 20120426-0035699, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janie R. Ganaway, an unmarried woman, by Quitclaim Deed from Ameri-Kare, Inc., a Tennessee Corporation, signed February 7, 2020 and recorded February 12, 2020 in Instrument No. 20200212-0016134, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 5129 Singing Hills Drive, Antioch, TN 37013-5695.

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 6.14.23 .

Affiant Signature

6-14-23
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 14 day of June, 2023.

Notary Signature

My Commission Expires: 05/09/2026

