Karen Johnson Davidson County
Batch# 1027788 DEEDQC
07/18/2023 12 28 56 PM 3 pgs
Fees $17 00 Taxes $0 00
20230718-0055199

This Instrument was Prepared By:
Paralegal and Notary Public Services
4812 Cascade Drive
Old Hickory, TN 37138

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
RoseMarie Porter
3113 Doak Avenue
Nashville, TN 37218

SEND TAX BILLS TO:
Same

MAP/PARCEL NO:
080 04 0 081.00

FOR AND IN CONSIDERATION OF the sum of Ten and 00/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, I, Raymond D. Wilson, (hereinafter referred to as "Grantor") do hereby assign, transfer, convey and quitclaim unto my daughter, RoseMarie Porter (hereinafter referred to as "Grantee") a fee simple interest in all rights, title and interest that certain parcel of real estate located in Davidson County, Tennessee, which is more fully described as follows

Being a certain tract of land located in Davidson County, Tennessee, being more specifically described as follows:

A house and lot situated and lying in Davidson County, Tennessee, and being part of Block No. 3 on the map showing G T Sheegog's Subdivision at Bordeaux, Tennessee, as of record in Book 421, page 191, Register's Office for Davidson County, being Lots No. 13 and 14 on the unrecorded plan of the Subdivision of Surveyor, February 1, 1937, as follows:

Beginning on the southwesterly margin of Doak Avenue at a point 237 feet southeast of the southeasterly margin of South Hamilton Road, thence with the southwesterly margin of Doak Avenue southeastwardly 80 feet to the corner of Lots No. 14 and 15; thence with the line between said two lots southwestwardly 150 feet; thence northwestwardly 90 feet to the corner of Lots 12 and 13; thence with the line between said two lots northeastwardly 150 feet to the point of beginning.

This is a property which was conveyed to Charlene Sinor from Robert Earl Sinor by Quitclaim Deed dated January 4, 2000 and recorded January 11, 2000 in Instrument No ~~20000~~1110003625. Register's Office for Davidson County

RMP Current Source of Title: 20020116-0006495

This conveyance is subject to all matters of record on plat in Plat Book 421, page 191, Register's Office for Davidson County.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property. The taxes for the current year have been prorated and are assumed by the grantee(s).

The Grantees, subject to the Life Estate reserved by Grantor, shall have the sole, absolute, and uncontrolled power, discretion and authority to protect, conserve, sell, lease, encumber, gift or otherwise manage and dispose of the real property described above.

The foregoing conveyance is subject to all encumbrances, restrictive covenants and other matters of public record as may affect the described property above.

THIS PROPERTY IS TRANSFERRED "AS IS" WITH NO WARRANTY OF ANY TYPE

This is the described property above is located at 3113 Doak Avenue, Nashville, TN 37218.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PEROPERTY DESCRIBED HEREIN THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Raymond D. Wilson, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for this conveyance, per T.C.A. 67-4-409(a)(4) is $10.

Raymond D. Wilson

Subscribed and Sworn to before me on this 17th day of July 2023.

Kortney Corlew
NOTARY PUBLIC

My Commission Expires: Jan. 8, 2024

KORTNEY CORLEW
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Raymond D Wilson, 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.

Kortney Corlew
NOTARY PUBLIC

My Commission Expires: Jan. 8, 2023

