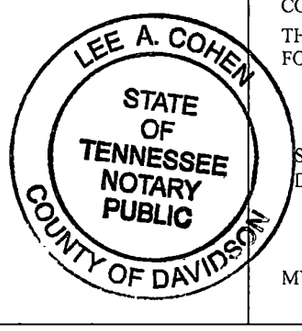
Karen Johnson Davidson County
Batch# 1029959 DEEDQC
07/24/2023 10:58:01 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230724-0056770



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 21st DAY OF JULY, 2023..

Notary Public

MY COMMISSION EXPIRES: MARCH 3, 2026

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
TERA DODSON BROYLES, ET VIR	**SAME**	**082-08-0-145.00**
(NAME) **717 N. 9TH STREET**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37206**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, TERA DODSON BROYLES, LATOYA DAVIS, LACY DODSON AND JON JUAN DODSON, BEING ALL THE HEIRS AT LAW OF MICHAEL DODSON, A/K/A MICHAEL WANDRA DODSON,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE AND INTEREST, UNTO **TERA DODSON BROYLES AND HUSBAND, KENYON BROYLES,** A CERTAIN TRACT OR PARCEL(S) OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 151 of Block 2 on the Map of F.O. Beazley's McFerrin Addition as of record in Book 57, page 136, Register's Office for said County. Said Lot No. 151 fronts 50 feet on the easterly side of North 9th Street and runs back between lines 150 feet to an alley.

Being the same property conveyed to John W. Dodson and wife, Clester S. Dodson from George Simpson and wife, Julia M. Simpson, by Warranty Deed dated October 27, 1967, of record in Book 4185, page 564, said Register's Office. John W. Dodson (John Willie Dodson) and Clester Dodson (Clester Virginia Stewart Dodson) divorced in 1984. See Final Decree in the Fourth Circuit Court for Davidson County, Tennessee, Docket #84D-813. Clester S. Dodson conveyed her interest in said property to Michael Dodson by quitclaim deed dated April 19, 1993, of record in Book 8998, page 528, said Register's Office. Michael Dodson conveyed his interest to Michael Dodson and Lisa Dodson, husband and wife, by quitclaim deed dated July 2, 1999, of record in Book 11565, page 914, said Register's Office. Michael Dodson (Michael Wandra Dodson) and Lisa Dodson (Lisa Ann Dodson) divorced in 2013. Lisa A. Dodson conveyed her interest to Michael W. Dodson pursuant to Final Decree of Absolute Divorce in the Third Circuit Court for Davidson County, Tennessee at Nashville, Docket No. 13D420, by quitclaim deed of record in Instrument No. 20130214-0015175, said Register's Office.

John W. Dodson died intestate October 1, 1992, leaving as his sole heir at law, Michael W. Dodson. See Affidavits of Heirship as to the Heirs at Law of John W. Dodson of record in Instrument No. 20230714-0054110 and Instrument No. 20230714-0054111, said Register's Office. Michael W. Dodson died intestate May 28, 2018, leaving as his sole heirs at law: Tera Dodson Broyles , LaToya Davis, Lacy Dodson and Jon Juan Dodson. See Affidavit of Heirship as to the Heirs at Law of Michael Wandra Dodson of record in Instrument No. 20230714-0054112 and Instrument No. 20230724-0056769, said Register's Office.

This conveyance is subject to matters shown on the plan of record in Book 57, page 136, and any and all easements, restrictions, and conditions of record which may affect said property in the Register's Office for Davidson County, Tennessee.

THIS IS THE SAME LEGAL DESCRIPTION AS PRIOR DEED.

****MICHAEL DODSON, MICHAEL W. DODSON AND MICHAEL WANDRA DODSON ARE ONE AND THE SAME PERSON****

*****THIS IS NOT THE PRINCIPAL RESIDENCE OF LATOYA DAVIS, LACY DODSON, OR JON JUAN DODSON.*****

Unimproved ( )
This is improved(X) property, known as **717 N 9th STREET, NASHVILLE, TN 37206**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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

Witness our hands this 15 day of Feb., 2023.

TERA DODSON BROYLES

LATOYA DAVIS

LACY DODSON

JON JUAN DODSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Tera Dodson Broyles, Lacy Dodson, and Jon Juan Dodson,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this _____ day of _____, 2023.

My Commission Expires: **March 3, 2026**

Notary Public

STATE OF NORTH CAROLINA
COUNTY OF Cumberland

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

Witness my hand and official seal at office this 15 day of February, 2023.

My Commission Expires: 4-6-2025

Notary Public

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

Witness our hands this 21st day of July, 2023.

TERA DODSON BROYLES

LATOYA DAVIS

LACY DODSON

JON JUAN DODSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **Tera Dodson Broyles, Lacy Dodson, and Jon Juan Dodson,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21st day of July, 2023.

My Commission Expires: **March 3, 2026**

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Notary Public

STATE OF NORTH CAROLINA
COUNTY OF _____

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

Witness my hand and official seal at office this _____ day of _____, 2023.

My Commission Expires: _____

Notary Public