QUITCLAIM DEED

MARGARET R. MEANS
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
05/05/2025
DAVIDSON COUNTY

LB-QCD-23-707

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF July, 2023

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Mark Anthony Wells	**New Owner**	
(NAME)	(NAME)	**082-07-0-384.00**
2711 United Drive		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37128		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ELAINE LOUISE DOBSON AND WILLIAM HERMAN DOBSON, A MARRIED COUPLE, SUBJECT TO THE LIFE ESTATE GRANTED TO EARNESTINE POINTER,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MARK ANTHONY WELLS, A MARRIED MAN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being Lot No 4 on the Plan of Arrington Heights, Section II, as of record in Book 3106, Page 129, Register's Office for said County.

Said Lot No 4 fronts 54 feet on the east side of North Fourth Street, and extends back 159.4 feet on the south line, to an alley in the rear on which measures 54 feet.

Being the same property conveyed to Nathaniel G. Pointer and wife, Augusta Lawrence Pointer by Warranty Deed from L H. Hardaway, Sr and L H Hardaway, Jr d/b/a Hardaway Construction Company, dated November 1, 1962, of record in Book 3460, Page 487, Register's Office for Davidson County, Tennessee
The said Augusta Lawrence Pointer having died on September 20, 1975, as referenced in Deed of Trust of record in Instrument No. 20030122-0009279, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Elaine Louise Dobson and William Herman Dobson, a married couple, subject to the reserved life estate for Nathaniel G Pointer and Earnestine Pointer, a married couple, by Quitclaim Deed from Nathaniel G Pointer and Earnestine Pointer, a married couple, dated December 23, 2015, of record in Instrument No 20160422-0039126, Register's Office for Davidson County, Tennessee
The said Nathaniel G Pointer having since died on 04/28/2016, leaving Earnestine Pointer with a surviving life estate interest
The above mentioned Quitclaim Deed referenced an incomplete legal description

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as **707 Lischey Ave, Nashville, Tennessee 37207**

Karen Johnson Davidson County
Batch# 1030283 **DEEDQC**
07/25/2023 10 50 39 AM 2 pgs
Fees $12 00 Taxes $0 00

20230725-0057248

Witness my/our hand(s) this the 17 day of July, 2023

Elaine Louise Dobson

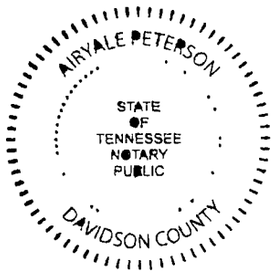
William Herman Dobson

STATE OF TENNESSEE
COUNTY OF Rutherford

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

Witness my hand and official seal, this the 17 day of July, 2023

Notary Public
My Commission Expires 9-8-2025
(SEAL)

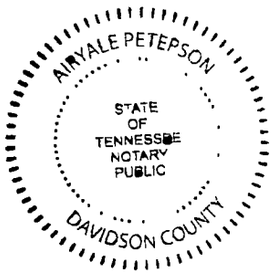


STATE OF TENNESSEE
COUNTY OF Rutherford

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

Witness my hand and official seal, this the 17 day of July, 2023

Notary Public
My Commission Expires 9-8-2025
(SEAL)



RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212