This Instrument Prepared By:
Hagar & Phillips, PLLC
207 University Avenue
Lebanon, TN 37087

Send Tax Bill To: Owner
Ellen K. Gregory
1003 Paris Avenue
Nashville, TN 37204

QUITCLAIM DEED

THIS INSTRUMENT made and entered into by and between ELLEN K GREGORY and DONALD GREGORY of Davidson County, Tennessee;

WITNESSETH

FOR AND IN CONSIDERATION of One Dollar and other valuable mutual considerations, I, Donald Gregory, convey, unto Ellen K. Gregory, her heirs and assigns, all of my right, title interest and estate, in and to a certain tract or parcel of land together with all improvements and appurtenances thereunto belonging, situate and lying in Davidson County, Tennessee and being more particularly described as follows, to-wit:

Land in Davidson County, Tennessee **County Parcel: 118 01 0 247.00**

Land in Davidson County, Tennessee being Lot number 89 and 90 on the map of Dr. L.G. Noel's 2nd Subdivision of Idlewild as of record in Book 332, Page 77, Register's office of said county.

Said Lot number 89 fronts 50 feet on the southerly side of Pope Street and runs back between parallel lines 150 feet to an alley. Said Lot number 90 fronts 56 feet on the southerly side of Pope Street and runs back 150 feet on the west line and 151.9 feet on the east line, with the west line of the Glendale Car Line right of way, to an alley and shows 31 feet on said alley.

Being the same property conveyed to Ellen K. Gregory, a married woman, by Quitclaim Deed, and filed at Instrument No. 20200205-0013249, with the said Register's Office.

Karen Johnson Davidson County
Batch# 1032679 DEEDQC
07/31/2023 12:07:01 PM 3 pgs
Fees: $17.00 Taxes: $0.00



20230731-0058868

PROPERTY ADDRESS: 1003 Paris Avenue, Nashville, TN 37204

SAID PROPERTY IS CONVEYED SUBJECT TO SUCH LIMITATIONS RESTRICTIONS, AND ENCUMBRANCES AS MAY EFFECT THE PREMISES, ALL OF WHICH ELLEN K. FIELDS, HER HEIRS, AND ASSIGNS ASSUME.

THIS DEED IS BEING PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF SMITH COUNTY, TENNESSEE, HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

I HEREBY remise, release, and quitclaim unto the said Grantee forever, all the right, title, interest and claim which the said Grantor has in and to the described parcel of land, and improvements and appurtenances thereto.

GRANTOR CONVENANTS WITH SAID Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons whomsoever.

TAXES for the year 2023 will be prorated as of the date of this deed and settled in cash between the parties with the parties being jointly responsible to the County Trustee for taxes. Prior year taxes, if any, will be paid by the parties.

POSSESSION shall be given no later than with delivery of this deed.

THIS QUIT CLAIM DEED is subject to any and all indebtedness of record.

IN TESTIMONY WHEREOF the Grantor has hereunto set his manual signature this 25th day of July, 2023.

DONALD GREGROY, Grantor

STATE OF South Carolina
COUNTY OF Spartanburg

Personally appeared before me, the undersigned, a Notary Public, in and for said State and County, the within named Bargainor, DONALD GREGORY, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, to be the persons described in and who acknowledged the execution of the foregoing instrument as her free and voluntary act and deed for the purposes therein contained.

WINTESS MY HAND AND OFFICIAL SEAL

this 25 day of July, 2023.

My Commission Expires: 10/30/2023

Lori M. Sutton
NOTARY PUBLIC

STATE OF South Carolina
COUNTY OF Spartanburg

Under T.C.A. § 67-4-409a(4), the actual consideration of this conveyance is One Dollar and Zero cents ($1.00).

AFFIANT, ELLEN K. GREGORY

SWORN AND SUBSCRIBED before me
this 25th day of July, 2023.

My Commission Expires: 10/30/23

Lori M. Sutton
NOTARY PUBLIC