Karen Johnson Davidson County
Batch# 1032806 DEEDQC
07/31/2023 03:36:58 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230731-0059062

THIS INSTRUMENT WAS PREPARED BY:

William H. Stover
214 2nd Ave. North, Suite 204
Nashville, TN 37201
615-613-0541
ws@wstoverlaw.com
This instrument is prepared from information furnished by the parties.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration for this transfer is $0.

Ann H. Jackson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS
26th day of July 2023

Brenda Maxwell
Notary
MY COMMISSION EXPIRES: July 7, 2025

BRENDA MAXWELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

ADDRESS OF NEW OWNER:
Ann H. Jackson, and
Rhonda H. McCray
1008 Kirkwood Avenue
Nashville, Tennessee 37204

SEND TAX To:
Ann H. Jackson
1008 Kirkwood Avenue
Nashville, TN 37204

Map-Parcel
118-1250

QUITCLAIM DEED

THIS INDENTURE was made and entered into the 26th day of July, 2023.

W I T N E S S E T H:

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, **Ann H. Jackson,** hereinafter called GRANTOR, has bargained and sold and hereby convey, remise, release and forever quitclaim all of my right, title and interest in said parcel of land unto **Ann H. Jackson and Rhonda H. McCray,** hereinafter called the GRANTEES as Joint Tenants with the right of survivorship all her rights, title and interest in and to the certain tract or parcel of land in Davidson County, State of Tennessee, described property, to wit:

Land in Davidson County, Tennessee, being Lot No, 104 and the easterly 10 feet of Lot No. 103, On the Map of Dr. L. G. Noel's "Idlewild" Subdivision, as of record in Book 547, page 55, Register's Office for Davidson County, Tennessee.

Said Lot and part of Lot front together 85 feet on the northerly side of Kirkwood Avenue and extend back 222.5 feet on the westerly line and 271 feet on the easterly line, to a line in the rear (a 15 foot alley) on which it measures 83 feet.

Being part of the same property conveyed to Ann H. Jackson, by deed from Walter W. Armstrong, of record Number 20050916-0111643 in Register's Office for Davidson County, Tennessee.

This is improved property known as 1008 Kirkwood Avenue, Nashville, Tennessee.

SAID property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

TOGETHER with all rights, title, and interest, if any of the grantor, in and to any streets and roads abutting the above-described premises to the center line thereof.

The GRANTOR conveys the premises herein granted unto the GRANTEES, their heirs or successors and assigns of said GRANTEES forever.

IN WITNESS WHEREOF, the Grantor(s) has hereunto set her signature on this day and date first above written.

Ann H. Jackson
ANN H. JACKSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

SWORN to and subscribed before me, this 26th day of July, 2023.

Brenade Maxwell
NOTARY PUBLIC

My Commission Expires: July 7, 2025

