Prepared by: John Forrest Kelly, Attorney, 1503 16th Avenue South, Nashville, Tennessee 37212, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination.

PURSUANT TO TENN. CODE ANN. § 66-24-121(a), THE LEGAL DESCRIPTION IS THE SAME AS IN THE PREVIOUS DEED OF RECORD.

Karen Johnson Davidson County
Batch# 1045138 DEEDQC
09/01/2023 09 18 20 AM 3 pgs
Fees $17 00 Taxes $0 00
20230901-0068627

MARY H. HOWELL

TO: QUITCLAIM DEED

DEBORAH JAMES

THIS QUITCLAIM DEED OF REALTY, executed as of the 28th day of August, 2023, by Grantor, MARY H. HOWELL, an unmarried woman, to Grantee, DEBORAH JAMES [formerly DEBORAH J. TAYLOR], a married woman,

WITNESSETH:

That Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's ***undivided one-half (50%) interest***, in and to certain realty situated in Davidson County, State of Tennessee, being bounded described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1, on the Plan of part of the David Young property, of record in Book 332, Page 71, Register's Office for Davidson County, to which plan reference is hereby made for a more complete description, and being part of a tract East of said Lot No. 1 described as follows:
>
> BEGINNING at an iron pin in the easterly margin of Buena Vista Pike, said point being 275 feet, more or less, North of the right-of-way intersection of Young's Lane; thence in a northeasterly direction with a 30° 00' curve 152.4 feet to an iron pin; thence leaving said road, North 83° 29' East 187.0 feet to an iron pin; thence with the Resha line, South 3° 35' East 119.1 feet to an iron pin on the Self line; thence with said line, South 73° 10' West 174.0 feet to and iron pin on said road, the point of beginning.
>
> Being the same property conveyed to Mary H. Howell and Deborah J. Taylor [now Deborah James], by Warranty Deed from Hafizollah Panahandeh, married, dated June 27, 2008, and recorded July 1, 2008, of record in Instrument No. 20080701-0067657, in the Register's Office for Davidson County, Tennessee.

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

IN WITNESS WHEREOF, Grantor has executed this quitclaim deed of realty as of the date written first herein.

Mary H. Howell
MARY H. HOWELL Grantor

STATE OF TENNESSEE :
:
COUNTY OF DAVIDSON :

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, MARY H. HOWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and seal at office this the 28th day of August, 2023.

My Commission Expires:

May 3, 2027.

Laura Elizabeth McInnis
Notary Public

LAURA ELIZABETH MCINNIS
TENNESSEE NOTARY PUBLIC
My Comm Exp. MAY 3, 2027
COUNTY OF DAVIDSON

Property Owners Name And Mailing Address:

DEBORAH JAMES
2612 Buena Vista Pike
Nashville, TN 37218

Person or Entity Responsible for Payment of Property Taxes:

SAME/OWNER

Property Address:

2612 Buena Vista Pike
Nashville, TN 37218

Map and Parcel No.:

070-06-0-012.00



STATE OF TENNESSEE, DAVIDSON COUNTY
The actual consideration given for this conveyance is $0.00.

Mary H. Howell
Affiant

Subscribed and sworn to before me this the 28th day of August, 2023

Laura Elizabeth McInnis
Notary Public
My Commission Expires: May 3, 2027