Karen Johnson Davidson County
Batch# 1050740 DEEDQC
09/15/2023 04:21:11 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20230915-0072739

Prepared By:
Ms. Angel Sims
1102 10th Ave N
Nashville, Tennessee 37208

After Recording Return To:
Ms. Angel Sims
1708 Knowles St
Nashville, Tennessee 37208

TAX PARCEL ID #: 081-16-0-328.00

QUIT CLAIM DEED

BE IT KNOWN BY ALL, that Mr. Lurried Vinson Sr, *("Grantor")* **whose address is** 2929 Brantley Dr, Antioch, Tennessee 37013, hereby ***REMISES, RELEASES AND FOREVER QUITCLAIMS TO*** Ms. Angel Sims *("Grantee")*, **whose address is** 1708 Knowles St, Nashville, Tennessee 37208, all right, title, interest and claim to the following real estate property located at 14th Avenue North in the City/Township of Nashville, located in the County of Davidson and State of Tennessee and ZIP code of 37208, to-wit:

Property having Lot No. 39, with the Section No. , and having the following description: Land in Davidson County, Tennessee, being the southeast part of Lot No. 39 on the Map of McGavock's Plan of Lots

Said part of said lot fronts 34 feet on the northerly side of the first alley south of Scovel Street, formerly Madison Street, and runs back between parallel lines, parallel to and 25 feet east of 14th Avenue North, 45 feet to a dead line.

Location: 14th Avenue North. Source of Title: 20110603-0042874

FOR VALUABLE CONSIDERATION, in the amount of Zero dollars, given in hand, and for other good and valuable consideration the receipt and sufficiency of which is hereby acknowledged.

BE IT FURTHER KNOWN, that this transfer shall be effective as of , and that the Grantor makes no promises as to ownership of title to the above-referenced Property, but simply agrees to transfers whatever interest the Grantor has in it to the Grantee.

~~***TO HAVE AND TO HOLD*** all of Grantor's right, title and interest in and to the above described Property is hereby transferred unto the Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any party thereof.~~ LVH

Mr. Lurried Vinson Sr
(Grantor's Signature)

Mr. Lurried Vinson Sr
(Grantor's Printed Name)

(Grantee's Signature)

Ms. Angel Sims
(Grantee's Printed Name)

NATHANIEL L. GRIMES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
September 2, 2024

Nathaniel Grimes
Sept. 15, 2023

Signed in our presence:

(Witness #1 Signature)

(FIRST WITNESS NAME TYPED)

(Witness #2 Signature)

(SECOND WITNESS NAME TYPED)

Grantee's Address:

Ms. Angel Sims
1708 Knowles St
Nashville, Tennessee 37208

Mail Subsequent Tax Bills To:

Suburban And Urban Real Estate Services, LLC
1102 10th Ave N
Nashville, Tennessee 37208

Grantor's Address:

Mr. Lurried Vinson Sr
2929 Brantley Dr
Antioch, Tennessee 37013

STATE OF TENNESSEE)
) **SS.**
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on Sept 15, 2023 by Mr. Lurried Vinson Sr, who is personally known to me or who has produced a valid driver's license and/or passport as identification, and such individual(s) having executed aforementioned instrument of his/her/their free and voluntary act and deed.

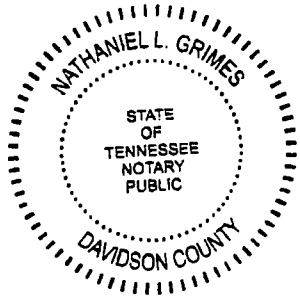
IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

Nathaniel Grimes
(Signature of Notary)

Nathaniel Grimes
(Printed Notary Name) Davidson, Tennessee

My Commission expires: My Commission Expires September 2, 2024



KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0.

Affiant

FELECIA TEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES JANUARY 9, 2027

Subscribed and sworn before me, this 15TH day of December, 2023.

Notary