Karen Johnson Davidson County
Batch# 1052285 DEEDQC
09/20/2023 01:07:39 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230920-0074002

PREPARED BY:
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Map & Parcel Number:
Malcolm L. Mimms, Jr. 848 Florence Circle Madison, TN 37115	SAME	083-05-0-397.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Walker Perry Mimms, unmarried, the Grantor, by these presents does hereby quitclaim and convey unto Malcolm L. Mimms, Jr., the Grantee, his heirs, successors and assigns, all of his right, title and interest in and to the following described tract of land:

Land in Davidson County, Tennessee, being described as follows: Being part of Lot No. 8.on the Subdivision of the C.F. Ordway Home Place, of record in Plat Book 57, Page 88, Register's Office for Davidson County, Tennessee, according to a map thereof, made July 24, 1920 by Earle Drake, County Surveyor as follows: Beginning on the northerly margin of Stratton A venue, 293. 7 feet westerly from the westerly margin of 15th Street; thence westerly with said Avenue, 50.0 feet to McQuiddy's southeast corner; thence northerly with McQuiddy's east line 79.0 feet, continuing with his line, easterly 3.0 feet, continuing with his east line, northerly 96.0 feet, more or less, to the southerly margin of an alley, thence with said alley, easterly 44.3 feet (erroneously referenced as 44.5 feet in the most recent deeds of record); thence southerly 174.0 feet, more or less, to the point of beginning.

Being the same property conveyed to Walker Perry Mimms by warranty deed from Dawn M. Nidy and husband, Ted C. Nidy, of record in Instrument No. 20130726-007782, Register's Office for Davidson County, Tennessee.

This is improved property known as 1411 Stratton Avenue, Nashville, Tennessee 37206.

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

Witness my hand this 19th day of September, 2023.

GRANTOR:

WALKER PERRY MIMMS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Walker Perry Mimms, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office in Nashville, Tennessee, this the 19th day of September, 2023.

Emma Marshall
Notary Public

EMMA MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

My Commission Expires: 3/9/2027

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 19th day of September, 2023.

Emma Marshall
Notary Public

EMMA MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-9-2027

Commission Expiration Date: 3/9/27

THIS INSTRUMENT PREPARED FROM INFORMATION FURNISHED BY THE PARTIES HEREIN AND NO EXAMINATION OF THE PUBLIC RECORDS IN THE OFFICE OF THE REGISTER OF DEEDS HAS BEEN MADE BY THE PREPARER OF THIS INSTRUMENT TO DETERMINE OWNERSHIP OR STATUS OF TITLE.