QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1061142 DEEDQC
10/17/2023 10 21 29 AM 2 pgs
Fees $12.00 Taxes $0 00

20231017-0081361

LF-LR-23-108

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 THE 16th DAY OF October 2023

Notary Public

MY COMMISSION EXPIRES 7/9/24

(AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 07-09-2024

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO.	MAP / PARCEL NUMBER (S)
Phyllis Henson, Linda Roberson, Walter Cater, and Letsie Hughes	**NEW OWNER**	
(NAME) **108 Chesapeake Court**	(NAME)	**050-10-0-112-00**
(ADDRESS) **Nashville, TN 37207-2131**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **PHYLLIS HENSON, UNMARRIED, LINDA ROBERSON, MARRIED, WALTER CATER, MARRIED, AND LETSIE HUGHES, UNMARRIED,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **PHYLLIS HENSON, UNMARRIED, LINDA ROBERSON, MARRIED, WALTER CATER, MARRIED, AND LETSIE HUGHES, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 56-B on the Plan of Zone Lot Division, Lots 8 through 11, 35 through 37, 54 through 62, Chesapeake Homes, Section Three of record in Plat Book 5200, Page 750, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Elizabeth L. Brown, unmarried by Cash Deed of Tennessee deed from Jack Kemp, Secretary of Housing and Urban Development of Washington, D.C. of record in Book 8517, page 404, Register's Office for Davidson County, Tennessee, dated December 20, 1991 and recorded on December 30, 1991.

Elizabeth L. Brown having since died testate on April 21, 2000, her estate being administered through Davidson County Probate Court, Docket No 05P1383 Last Will and Testament devised subject property to her daughter, Phyllis Henson and when Phyllis no longer occupies the property then also to her other children, Linda Roberson, Walter Cater and Letsie Hughes.

The said Phyllis Henson, Linda Roberson, Walter Cater, and Letsie Hughes all join in this conveyance in order to establish ownership as Tenants in Common with Right of Survivorship and the said Phyllis Henson hereby conveys all interest she has in subject property, possesory, or otherwise to the aforementioned grantees.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **108 Chesapeake Court, Nashville, Tennessee 37207-2131**.

Witness my/our hand(s) this the 13 day of OCTOBER, 2023

Phyllis Henson

Walter Cater

Linda Roberson

Letsie Hughes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, PHYLLIS HENSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 13 of October, 2023

Notary Public
My Commission Expires _____
(SEAL)

LINDSAY B FATTAL
STATE OF TENNESSEE NOTARY PUBLIC My Commission Expires on 09/02/2024
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WALTER CATER, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 13th of October, 2023

Notary Public
My Commission Expires 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LINDA ROBERSON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the ~~2nd~~ 13th of October, 2023

Notary Public
My Commission Expires 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LETSIE HUGHES, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the ~~2nd~~ 13th of October, 2023

Notary Public
My Commission Expires 11-3-2025
(SEAL)

BRITTANY LEA STEWART
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212