Name and Address of New Owner:
Josephine H. Banks
1718 12th Avenue North
Nashville, TN 37208

Send Tax Bills To:
New Owner

This Instrument Prepared By:
Broker Title & Escrow, LLC
1404 17th Avenue South
Nashville, TN 37212

Karen Johnson Davidson County
Batch# 1075491 DEEDQC
11/27/2023 04:03:40 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231127-0091551

Map & Parcel No: 81-11-455

## QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, Debbie Hayes and Debra Hayes, "the Grantors," convey and quitclaim unto Josephine H. Banks, unmarried, "the Grantee," all its interest in the following described real estate in County, Tennessee:

Land in Davidson County, Tennessee, being the southerly one-half of Lot No. 119 on the plan of D.T. McGavock et al, Addition in Book 21, page 41, Register's Office Davidson County, Tennessee.

Said part of lot fronts 50 feet on the easterly side of 12th Avenue North formerly Florence Street, and extends back between parallel lines, 154 feet to an alley.

Being the same property conveyed to Josephine H. Banks and James A. Hill, both unmarried by Warranty deed from Anita Kay Donnell and husband, Ben C. Donnell dated November 26, 1997 and filed of record in Book 10708, page 376, in the Register's Office for Davidson County, Tennessee. James A. Hill died on August 16, 2017. See Affidavit of Heirship of record in Instrument No. 20231127-0091549 and in Instrument No. 20231127-0091550, in the Register's Office for Davidson County, Tennessee.

Improved property known as: 1718 12th Avenue North, Nashville, TN 37208

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

**GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.**

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 18th day of October, 2023.

Debbie Hayes

Debra Hayes

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this ~~30th~~ 18th day of ~~November~~ October, 2023, before me personally appeared Debbie Hayes and Debra Hayes, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 18th day of October, 2023.

Notary Signature
My commission expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026

**AFFIDAVIT OF VALUE**

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ -0-, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 18th day of October, 2023.

Notary Signature
My commission expires: 3/22/26

CONNIE GILL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD
My Comm. Expires 3/22/2026