Karen Johnson Davidson County
Batch# 1077177 DEEDQC
12/01/2023 12:15:36 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20231201-0092877

This instrument was prepared by:

Darren Cummings
2114 Burns St, Nashville
Tennessee 37216

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

The actual consideration or value, whichever is greater is $-0-,

Alberta O. Cummings
Affiant

Subscribed and sworn to before me, this 30th day of November, 2023

Jacqueline Orr Wiggins
Notary Public

JACQUELINE ORR WIGGINS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027

My Commission Expires: _____

MAP/ PARCEL#: 072-15-065.00

The Name and Address of the new owners are:

Alberta O. Cummings
2113 Burns Street
Nashville, TN 37216.

MAIL TAX BILLS TO:

SAME

## QUITCLAIM DEED

THAT FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a free hold estate in Alberta O. Cummings (fee simple), I Annie M. Cummings do hereby quitclaim to Alberta O. Cummings the following described tract or parcel of land: being in Davidson County, Tennessee and more particularly described as follows, to wit:

- Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Burns Subdivision of Maxey's Addition to Brownsville, of record in Book 161, page 98, Register's Office for said County.
- Said Lot No. 51 fronts 50 feet on the east side of Burns Avenue and extends back between parallel lines 150 feet to an alley.
- Being the same property conveyed to, Annie M. Cummings, by Quitclaim deed from Dorothy Piphus, trustee, as recorded as instrument # 20060228-0023209, in said Register's Office in Davidson Tennessee.

This is improved property known as 2113 Burns Avenue, Nashville, Tennessee.

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

Witness our hands at office in Nashville, Tennessee this 30th day of November, 2023.

Annie M. Cummings

STATE OF TENNESSEE )
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County & State the within named Annie M. Cummings, the bargainor with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence) to be the persons who executed the forgoing document and who upon oath, acknowledged that she executed the forgoing document for the purposes therein contained.

Witness my hand and seal, at office in Nashville, Tennessee this 30th day of November, 2023.

Notary Public

My Commission Expires: _____

JACQUELINE ORR WIGGINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2027