Karen J...
Batch # 1079808
12/07/2023 02:33:44 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20231207-0094672

39B

Prepared by:
Centennial Title Company, Inc.
30 Burton Hills Blvd., #165
Nashville, TN 37215

File #23-1231

# QUITCLAIM DEED

**FOR AND IN CONSIDERATION** of the sum of Ten Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, **Frank McEnery Garrett, Jr., an unmarried man** does hereby quitclaim unto **Frank McEnery Garrett, Jr., an unmarried man and Frank McEnery Garrett, a married man**, hereinafter called the **Grantee**, Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee being Unit 1 on the Plan of The Grove at 44th Avenue as shown in the Declaration of Covenants, Conditions and Restrictions for The Grove at 44th Avenue, a Horizontal Property Regime with Private Elements of record in Instrument No. 20140506-0038578, Scrivener's Affidavit in Instrument No. 20150113-0003527, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description of the property.

Being the same property conveyed to Frank McEnery Garrett, Jr., an unmarried man by deed from Shannon Maier, an unmarried woman, dated October 5, 2023, of record in Instrument No. 20231003 - 00 77755, Register's Office for Davidson County, Tennessee

The property conveyed herein is subject to matters shown on the recorded plan, and to applicable easements and restrictions of record, and Property Taxes for the current year.

The interest of this Quitclaim Deed is to vest title interest in said property solely into **Frank McEnery Garrett, Jr., an unmarried man and Frank McEnery Garrett, a married man**

**This is improved property, known as: 713 44th Avenue North, Nashville, TN 37209**

| NEW OWNER: | RESPONSIBLE FOR TAX PAYMENT | TAX MAP-PARCEL #: |
|---|---|---|
| Frank McEnery Garrett, Jr<br>713 44th Avenue North<br>Nashville, TN 37209 | Rocket Mortgage LLC<br>1050 Woodward Drive<br>Detroit, MI 48226-1906 | 091-12-0N-001.00 |

**WITNESS THE EXECUTION HEREOF** this 5th day of October, 2023.

F. McEnery Garrett Jr.

**Frank McEnery Garrett, Jr.**

**State of Tennessee**
**County of Davidson**

On this 5th day of October 2023, before me the undersigned, a Notary Public in and for said County and State, personally appeared before me the within named **Frank McEnery Garrett, Jr.,** the bargainor(s), to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed ~~the foregoing~~ instrument, and acknowledged the execution as a free act and deed.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

**State of Tennessee)**
**County of Davidson)**

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: **$0.00.**

Affiant

Sworn and subscribed before me on this the 5th day of October, 2023.

Notary Public

My Commission Expires: 3/3/26

ANGELA Y. POSTON-WILLIAMSON NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON