Karen Johnson Davidson County
Batch# 1099857 DEEDQC
02/09/2024 02:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240209-0009292

Quitclaim Deed

2024-11

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

State of Tennessee
County of Davidson

The actual consideration for this transfer is -0-.

Affiant

Subscribed and sworn to before me this the 9 day of February 2024

Notary Public
My Commission Expires: My Commission Expires July 6, 2027

THIS INSTRUMENT WAS PREPARED BY AND PLEASE RETURN TO:
ANCHOR TITLE, LLC
3010 Poston Avenue,
Nashville, TN 37203

Address of New Owners:	Send Tax Bills To:	Tax ID#
Maison Beni Properties, LLC 3010 Poston Avenew Nashville, TN 37203	NEW OWNER	105.07-0-302.00

KNOW ALL MEN BY THESE PRESENTS that **Janice Nichols, a single woman** for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has/have bargained and sold, and do/does hereby convey, remise, release and forever quitclaim unto **Maison Beni Properties, LLC**, their/his/her heirs and assigns, their/his/her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

A certain parcel of land located in Davidson County, State of Tennessee, and being further described as follows:

Being the westerly 1/2 of Lot No. 19 on the Plan of Moore's Heir Subdivision, of record in Book 137, page 91, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Said Lot fronts 50 feet on the northerly side of Moore Avenue and extends back between parallel lines 148.25 feet to a rear line measuring 50 feet.

Being the same property conveyed to Janice Nichols, a single woman from John Connolly, married and Kelly Connolly, unmarried, as joint tenants with right of survivorship by Warranty Deed dated March 23, 2022 and recorded April 4, 2022 in Instrument #20220404-0038446, Register's Office for Davidson County, Tennessee.

( ) unimproved
This is (X) improved property known as 608 Moore Avenue, Nashville, TN 37203.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may effect the premises.

WITNESS my hand this the 9 day of February 2024.

Janice Nichols
Janice Nichols

State of Tennessee
County of Davidson

Personally appeared before me, April G Nichols a Notary Public in and for said county and state, the within named Janice Nichols, the Grantor(s), with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that they/he/she executed the within instrument for the purposes therein contained.

Witness my hand and seal, this the 9 day of February 2024.

Notary Public
My Commission Expires: My Commission Expires July 6, 2027

APRIL G NICHOLS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Tennessee Certification of Electronic Document

I, April G. Nichols, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 2-9-2024 (date of document).

Affiant Signature

February 9, 2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 9 day of February, 2024

Notary's Signature

MY COMMISSION EXPIRES: 10-4-2027

NOTARY'S SEAL

