QuitClaim Deed

The actual consideration or value for this transfer is $ -0-

AFFIANT

STATE OF TENNESSEE }
COUNTY OF Davidson }

SWORN TO AND SUBSCRIBED before me this 14 day of FEBRUARY, 2024.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires:
11/06/2024

CHERYL DENISE WHITFIELD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This space for Register of Deeds

Karen Johnson Davidson County
Batch# 1101076 DEEDQC
02/14/2024 12:10:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240214-0010314

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Bvd. Old Hickory, TN. 37138 - (615) 847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
Rosetta Reeves France, Ttee 119 Ray Avenue Old Hickory, TN. 37138	New Owner	053 16 0 / 015.00

FOR AND IN CONSIDERATION OF TEN DOLLARS, ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, and to transfer title of the described property to the **Rosetta Reeves France Revocable Living Trust**,

I, **ROSETTA REEVES**, Un-married, the GRANTOR herein, by these presents do transfer, **QuitClaim** and convey unto:

THE ROSETTA REEVES FRANCE REVOCABLE LIVING TRUST Under Agreement Dated May 4, 2023, **ROSETTA REEVES FRANCE**, Trustee, the GRANTEE herein, its successors, heirs and assigns, all right title and interest, equitable and otherwise, in a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Situated in Davidson County, Tennessee, being Lot No. 3 on the Map of Green Heights, of record in Book 1835, page 112 Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

Said Lot No. 3 fronts 131.44 feet on the North side of Ray Avenue and runs back 200 feet on the West line and 201.2 feet on the East line to a dead line in the rear on which it measures 64.6 feet.

Being the same property conveyed to William E. Reeves and wife, Rosetta Reeves by deed of record in Book 10112, page 217, Register's Office for Davidson County, Tennessee. The said William E. Reeves, a single man, having conveyed all interest to Rosetta Reeves, a/k/a Rosetta R. Reeves, single woman, by Quitclaim Deed of record as Instrument No. 20080111-0003404 Register's Office for Davidson County, Tennessee.

Rosetta Reeves, Rosetta R. Reeves, and Rosetta Reeves France are all one and the same person.

The above description is the same as the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances, restrictions and all matters of record in the Davidson County Register's Office as may affect the premises including the following:

Real Property Taxes for the year 2024

This is improved property known as: 119 Ray Ave. Old Hickory, TN 37138.

Witness my hand this 12TH day of FEBRUARY, 2024.

Rosetta Reeves
ROSETTA REEVES, Grantor

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy J. Ellis IV, a Notary Public in and for said County and State, the within named ROSETTA REEVES, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument, for the purposes contained therein.

Witness my hand and official seal at OLD HICKORY, Tennessee this 12TH day of FEBRUARY, 2024.

NOTARY PUBLIC

My Commission Expires: 03/06/2024

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

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CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 Feb 12 2024.

Leroy Johnston Ellis, IV, Affiant

Feb 14, 2024
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 14 day of February, 2024.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com