Karen Johnson
Batch # 1109914
03/11/2024 03:36:31 PM
Fees: $22.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240311-0016826

FROM
Reverend Ernest Anthony, Trustee
Universal Missionary Baptist Church

FROM
Robert Greene, Trustee

AND

TO
Robert Greene, Trustee

TO
Ernest Anthony, A life Estate
Remainder in Fee Simple in
Earnest Anthony, III

QUITCLAIM DEED

Ernest Anthony, et. al.

Name & Address of Property Owner

454 Ewing Drive

Street Address or Route Number

Nashville, Tennessee	**37207**	**81-15-113**
City State	P.O. Zip	Map-Parcel No.

Name & Address of Person or Entity Responsible for Payment of Real Property Taxes
Same

Street Address

City State P.O. Zip

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$ 0.00**

Affiant Ernest Anthony

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF March 2024.

Robert Greene
NOTARY PUBLIC

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

My Commission Expires: 11-3-25

FOR AND IN CONSIDERATION of love and affection and no monetary consideration and for the express purpose of creating a ***Life Estate in Ernest Anthony*** and remainder in Fee Simple in ***Earnest Anthony, III*** , I ***Ernest Anthony, Trustee , Universal Missionary Baptist Church*** hereby quitclaim, transfer and convey all my right, title and interest to **Robert Greene, Trustee** his successors and assigns, the following described tract or parcel of land located in Davidson County, Tennessee described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 33 and 34 in S.A. Champion's Subdivision, as of record in Book 161, page 132, Register's Office for said County.

Said Lots Nos. 33 and 34 front 50 feet each on the west side of Twenty-First Avenue North, formerly Estrella Street, and extend back between parallel lines 154.7 feet to an alley

Being the same property conveyed to Ernest Anthony, Trustee Universal Missionary Baptist Church by Quitclaim Deed from Robert Greene, Trustee of record in Book 8864, page 28 Register's Office for Davidson County, Tennessee.

This is unimproved property known as 1531 21st Avenue North, Nashville, Tennessee 37208

And now, I, the said **Robert Greene, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim transfer and convey all my right, title and interest unto ***Ernest Anthony a Life Estate and remainder in Fee Simple in Earnest Anthony, III their*** heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

IN WITNESS WHEREOF I have hereunto set my hand on this 7th day

March 2024.

Ernest Anthony, Trustee
Universal Missionary Baptist Church

Robert Greene, Trustee

ERNEST ANTHONY, TRUSTEE, UNIVERSAL MISSIONARY BAPTIST CHURCH

ROBERT GREENE, TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me the undersigned, a Notary Public in and for said County and State, the within named Ernest Anthony, Trustee, Universal Missionary Baptist Church the bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of March 2024.

Robert Greene
NOTARY PUBLIC

My Commission Expires: 11-3-25

ROBERT GREENE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a Notary Public in and for said County and State, the within named, **Robert Greene, Trustee**, the bargainor with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledge that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 7th day of March 2024.

NOTARY PUBLIC

My Commission Expires: 2-24-26

This Instrument Prepared With Information Provided By the Parties By:

LAW OFFICE OF ROBERT GREENE
QUORUM FINANCIAL CENTER
4121 CLARKSVILLE PIKE, SUITE 8
NASHVILLE, TENNESSEE 37218
(615) 596-0712 (Telephone)
chilig53@comcast.net

MONICA LOUISE PRUITT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY