THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **800 Crescent Centre Dr, Suite 140** **Franklin, TN 37067** Karen Johnson Batch # 1110085 03/12/2024 11:17:01 AM Fees: $17.00 Taxes: $0.00 Davidson County DEEDQC 3 pgs 20240312-0017044	STATE OF TENNESSEE) COUNTY OF WILLIAMSON) The actual consideration for this transfer is: $-0-. Affiant Subscribed and sworn to before me, this 11th day of March, 2024. Notary Public My Commission Expires:

ABBY BENSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Nov. 22, 2025

QUITCLAIM DEED

Address New Owner: Vicki DeLosh and Jesse Morgan 2905 Simmons Ave Nashville, TN 37211	Send Tax Bills To: New Owner	Tax Information: 119-10-194

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Vicki DeLosh, unmarried,** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey unto **Vicki DeLosh, unmarried and Jesse Morgan, unmarried, as joint tenants with right of survivorship,** their heirs and assigns all of her rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1 OF BLOCK "I" ON THE PLAN OF WOODBINE COURTS, SECTION NO. 2, NOT OF RECORD, AND DESCRIBED ACCORDING TO A SURVEY MADE BY BLANCHARD AND PARRISH, ENGINEERS, AS FOLLOWS:

BEGINNING ON THE WESTERLY MARGIN OF SIMMONS AVENUE AT THE SOUTHEAST CORNER OF THE PROPERTY CONVEYED TO CHARLES R. MAYFIELD AND WIFE, BY DEED FROM CLARA O. SAINDON, OF RECORD IN BOOK 1340, PAGE 532, REGISTERS' OFFICE FOR SAID COUNTY, BEING THE CORNER OF LOTS NO. 1 AND 2; THENCE WITH THE LINE BETWEEN SAID TWO LOTS, WESTWARDLY 150 FEET; THENCE SOUTHWARDLY 95 FEET TO THE NORTHERLY MARGIN OF COLLIER AVENUE; THENCE WITH THE NORTHERLY MARGIN OF SAID AVENUE, EASTWARDLY 98.9 FEET TO THE BEGINNING OF A CURVE; THENCE AROUND SAID CURVE IN A NORTHEASTERLY DIRECTION 79.6 FEET TO THE WESTERLY MARGIN

OF SIMMONS AVENUE; THENCE WITH THE WESTERLY MARGIN OF SAID AVENUE, NORTHWARDLY 43.9 FEET TO THE BEGINNING.
BEING THE SAME PREMISES CONVEYED TO LAWRENCE E. DELOSH (SINCE DECEASED) AND WIFE, VICKI DELOSH FROM MARGARET P. BREWER, A SINGLE PERSON BY INSTALLMENT DEED DATED 7/26/1983, AND RECORDED ON 7/26/1983, AT BOOK 6102, PAGE 57, NI DAVIDSON COUNTY, TN.

Lawrence E. DeLosh having since died on May 7, 2016 in Williamson County, Tennessee, leaving Vicki DeLosh as surviving tenant by the entirety.

This is improved property known as 2905 Simmons Ave, Nashville, TN 37211.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

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IN WITNESS WHEREOF, Grantor has executed this instrument on this 11th day of March, 2024.

Vicki DeLosh

Vicki DeLosh

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Vicki DeLosh, the bargainor, 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 therein contained.

Witness my hand and official seal at office, this 11th day of March, 2024.

Notary Public

My Commission Expires: _____

FRANCESCA M. BURNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Commission Expires Oct. 26, 2025