Karen Johnson Davidson County
Batch # 1110910 DEEDQC
03/13/2024 03:47:53 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240313-0017529

This Instrument Prepared By:
Law Office of Susan T. Jones
P.O. Box 281701
Nashville, TN 37228

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or true value, whichever is greater, for this transfer is $ 0 .

S. TUCKER JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIANT

Subscribed and sworn to before me this 12th day of March, 2024.

Notary Public
My Commission Expires 5-5-25

QUIT CLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
Reginald Etheridge **2308 Hammond Drive** **Nashville, TN 37208**	**SAME**	**08114011500**

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Anthony K. Etheridge, Reginald Etheridge, and Marilyn E. Gross,** (Collectively the "Grantors"), who own interest in a certain improved real property at **2308 Hammond Drive, Nashville, Tennessee 37208**, in Davidson County, as hereinafter further described, hereby sell(s), remise(s), convey(s), and quit claim(s) their interest in said property to **Reginald Etheridge** as a life estate, with the remainder to **Anthony K. Etheridge and Marilyn E. Gross**, in equal shares (" Collectively, the Grantees"). Said property is further described as:

LAND in Davidson County, Tennessee, being Lot No.53 on the Revised Plan of Fisk Park of record in Book No. 2331, page 114, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at a point in the north margin of Hammond Drive at the corner of lots Nos.53 and 54; thence with the line between said lots northerly 125 feet to the south margin of Formosa Street; thence with the margin of the same westerly 16 feet to the corner of Lot No. 51; thence with the line between Lots 52 and 53, southwesterly 60.5 feet to the corner of Lot No. 52; thence with the line between Lots 52 and 53, southerly 75 feet to the north margin of Hammond Drive, thence with the margin of the same, easterly 50 feet to the point of the beginning.

Being the same property conveyed to Mary B. Etheridge by deed from Don Etheridge of record in Instrument Number 20140414-0030949, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Anthony K. Etheridge, Reginald Etheridge, and Marilyn E. Gross, by Affidavit of Inheritance of Real Estate dated September 9, 2021, and recorded with the Register's Office for Davidson County, Tennessee, as instrument number 20210921-0126879.

This conveyance is made subject to all restrictive covenants, easements, and setback lines, limitations, restrictions and encumbrances that are applicable to above-described property.

This is improved property known as 2308 Hammond Drive, Nashville, Tennessee 37208.

The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey. The actual consideration or true value, whichever is greater, for this transfer is $_____0_____.

IN TESTIMONY WHEREOF and WITNESS my hand I/we have executed this instrument the 26th day of February, 2024.

Marilyn E. Gross

MARILYN E. GROSS

STATE OF _____]

COUNTY OF _____]

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

WITNESS my hand and official seal at office this 26th day of February, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/1/2029

MAEVA DUMENA
NOTARY PUBLIC
MY COMMISSION EXPIRES 1/1/2029
DISTRICT OF COLUMBIA

12th IN TESTIMONY WHEREOF and WITNESS my hand I/we have executed this instrument the day of March, 2024.

ANTHONY K. ETHERIDGE

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

S. TUCKER JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

WITNESS my hand and official seal at office this 12th day of March, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-5-25

12th IN TESTIMONY WHEREOF and WITNESS my hand I/we have executed this instrument the day of March, 2024.

REGINALD ETHERIDGE

STATE OF TENNESSEE]

COUNTY OF DAVIDSON]

S. TUCKER JONES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

WITNESS my hand and official seal at office this 12th day of March, 2024.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-5-25