THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard
2122 21st Avenue South
Nashville, Tennessee 37212
(615) 800-7096

This Deed was prepared based on information provided by the parties and no independent title examination was prepared.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: $10.00

BETTYE JEAN FORRESTER, AFFIANT

Subscribed and sworn to before me, this 27th day of March 2024.

NOTARY PUBLIC

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
COMM. EXPIRES NOVEMBER 3, 2025

Karen Johnson
Batch # 1117231
04/02/2024 10:55:50 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240402-0022822

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Bettye Jeanne Forrester and King Madison Hollands III 1410 Villa Place Nashville, TN 37212	New Owner	Map and Parcel No.: 105 05 0 052.00

FOR AND IN CONSIDERATION of Ten and No/100ths Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, I, Bettye Jean Forrester, unmarried, ("Grantor") do hereby quitclaim, transfer and convey unto Bettye Jeanne Forrester and King Madison Hollands III, as joint tenants with right of survivorship, its successors and assigns, all of my right, title and interest in certain real property in the County of Davidson, State of Tennessee, identified below.

This is improved property known as 1410 Villa Place, Nashville, TN 37212, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 11 on the Plan of Haynie's Subdivision of Lot No. 40 in O.B. Hayes' Plan of Large Lots, as of record in Book 148, Page 443, Register's Office for said County.

Said Lot No. 11 fronts 50 feet on the easterly side of Villa Place and runs back between parallel lines 150 feet to an alley.

Being the same property conveyed to Bettye Jean Forrester, unmarried, from Charity Mance, Administratrix of the Estate of L. Nerissa Mance, deceased, by Warranty Deed recorded in the Register's Office of said county and state at Book 4761, Page 404-405.

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

This conveyance is subject to any and all existing easements and restrictions as shown of record.

This quitclaim deed was prepared based upon information provided by the parties and no independent title examination was prepared in preparation of this deed.

IN WITNESS WHEREOF, Grantor has executed this instrument on this the 27th day of March 2024.

Bettye Jean Forrester

Bettye Jean Forrester, Grantor

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named **Bettye Jean Forrester**, the Grantor, 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 27th day of March 2024.

Shelley Mason

Notary Public

My Commission Expires: 11-3-2025

SHELLEY A. MASON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 3, 2025

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