Karen Johnson Davidson County
Batch# 1125360 DEEDQC
04/22/2024 08:39:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240422-0028449

File No: ARS-97800
Grantor's Loan No. _____

After Recording, Send to:
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.
The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Evelyn J. Mayberry, 1203 Mcchesney Avenue, Nashville, TN 37216

This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 072-03-0-069.00

QUITCLAIM DEED

Evelyn J. Mayberry, who acquired title as Joyce Mayberry, unmarried, ("Grantor"), of **1203 Mcchesney Avenue, Nashville, TN 37216**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims his/her/their interest to **Evelyn J. Mayberry,** an unmarried woman, ("Grantee"), whose tax mailing address is **1203 Mcchesney Avenue, Nashville, TN 37216,** with quitclaim covenants, the following described real estate:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF NASHVILLE, COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 219 on the Map of Inglewood Place, as of record in Book 332, Page 101.

Said easterly part of Lot No. 219 fronts 50 feet on the northerly side of McChesney Avenue, and runs back between parallel lines 205 feet to a dead line.

Parcel ID: 072-03-0-069.00

Property Address is: 1203 Mcchesney Avenue, Nashville, TN 37216

Being the same property conveyed to Joyce Mayberry from Estate of Ruby Nell Mayberry Hall, deceased by Order of Probate No. 16P-704 dated October 25, 2016 and recorded October 25, 2016 among the Land Records of Davidson County, State of Tennessee in Instrument No. 2016025-0112606. Joyce Mayberry is the residuary devisee under the Last Will and Testament of Ruby Nell Mayberry Hall as admitted to probate on April 28, 2016.

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on March 25, 2024:

Evelyn J. Mayberry, who acquired title as Joyce Mayberry

Evelyn J. Mayberry, who acquired title as Joyce Mayberry

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Evelyn J. Mayberry**, personally known to me, or has produced Drivers License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 25 day of March, 20~~25~~ DMB 24

Notary Public

My Commission Expires 1-24-2028

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $0.00.

Evelyn J. Mayberry
Affiant Evelyn J. Mayberry

Subscribed and sworn to before me on this the 25 day of March, 2024.

Notary Public

My Commission Expires: 1-24-2028

SEAL

DERRICK M. BRADSHAW
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Sylvia Flake, do hereby make oath that I am a licensed attorney and/or the 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 03/25/2024 (date of document).

Affiant Signature

04/12/2024
Date

State of California

County of Placer

Sworn to and subscribed before me this 12th day of April, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 01/26/2025

NOTARY'S SEAL

MGC1 HOLLY OVERBY COMM. # 2343414 NOTARY PUBLIC - CALIFORNIA PLACER COUNTY COMM. EXPIRES JAN. 26, 2025 MGC1