Karen Johnson Davidson County
Batch # 1125451 DEEDQC
04/22/2024 10:43:18 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240422-0028578

This instrument was prepared by: Attorney Edward T. Kindall, 2512 Scovel St., Nashville, Tennessee 37208

NO TITLE SEARCH WAS PERFORMED AND INFORMATION RELIED UPON FROM PARTIES INVOLVED

Send Tax Bills

Address of New Owner		**Map Parcel No.**
Rodrica Grant and Jessica Grant 723 27th Avenue North Nashville, TN 37208	same	092 06 0 556.00

Quit Claim Deed

This Quitclaim Deed was prepared without the benefit of a title examination and no liability is assumed for any status in title or matter, which would be disclosed by such title examination.

FOR THE CONSIDERATION OF One Dollar ($1.00), Cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Ronald Grant, Sr.** hereafter called the Grantor, has bargained and sold, and by these presents do herby convey, transfer and relinquish all of his interest unto **Rodrica Grant and Jessica Grant**, hereafter called the Grantees, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: TO WIT:

Land in Davidson County, Tennessee, being Lot No. 22 on the Map of J.W. Turner's subdivision of Lot No. 21, Boyd McNairy Plan of record in Book 57, page 129, Register's Office for said County.

Said Lot No. 22 fronts 50 feet on the westerly side of Lena Avenue, now 27th Avenue North, and runs back between parallel lines 184 feet to an alley.

Being the same property conveyed to Ronald Grant, Sr. by Quitclaim Deed from Rosalind Grant of record in Instrument No. 20180410-0033705, Register's Office for Davidson County, Tennessee.

This is improved property known as: **723 27th Avenue North, Nashville, Tennessee 37208**

Said property is conveyed subject to the following: (1) any, and all applicable Governmental and Zoning ordinances; (2) any and all, utility, sewer, drainage and other easements of record; (3) any and all subdivision/condominium assessments, covenants, by laws restrictions, declarations and easements of record; and (4) any and all building restrictions; (5) any and all taxes and restrictions of record; and (6) any and all indebtedness on the real property as recorded in the Register's Office Davidson County, Tennessee.

IN WITNESS WHEREOF, I have signed my name this ____ day of April 2024.

Ronald Grant Sr.

Ronald Grant, Sr.

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration of value whichever is greater this transfer is $10.00.

Subscribed and sworn to before me, this the 4 day of 22 20 24.

Notary Public **Affiant**

My Commission Expires: 11-2-26

Said property is conveyed subject such limitations, restrictions, and encumbrances as may affect the premises. Witness Will Sue hand this 4 day of 22 20 24.

SAMYA MORCOS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE
OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before, [signature], A Notary Public in and for said County and State, the within named **Ronald Grant Sr.** the Bargainer 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 the purposes therein contained.

WITNESS my hand and official at Trust, Tennessee, the 4 day of 22 2024.

NOTARY PUBLIC

SAMYA MORCOS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11-2-26