Karen Johnson Davidson County
Batch # 1125495 DEEDQC
04/22/2024 11:39:21 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240422-0028650

PREPARED BY:
MONTE D. WATKINS
NEAL & HARWELL, PLC
1201 Demonbreun Street
Suite 1000
Nashville, TN 37203

QUITCLAIM DEED

Address New Owners As Follows:	Send Tax Bills To:	Tax ID Number:
Thomasina M. Christian, Trustee of the Christian and Company Trust P.O. Box 70233. Nashville, TN 37207	Same	081.11-0-034.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Thomasina M. Christian, Trustee of the Christian and Co. Trust dated April 19, 2024, the Grantor, by these presents do hereby quitclaim and convey unto Thomasina M. Christian, Trustee of the Christian and Co. Trust, Grantee, his heirs, successors and assigns, all its right, title and interest in and to the following described tract of land:

BEING the northerly part of Lot No. 276 on the map of J.M.T.J. and G.M. Harding's Addition, as of record in Book 21, page 80, Register's Office for Davidson County, Tennessee, described as follows:

Beginning on the westerly margin of 21st Avenue North, formerly Estrella Street, at a point 47 feet north of the corner of Lots 276 and 277, thence westwardly and parallel with the line between two said lots, 158 feet to the easterly margin of an alley; thence with said alley, northwardly 80.5 feet, more or less, to the southerly margin of another alley; thence with the last mentioned alley, easterly 158 feet, more or less, to the westerly margin of 21st Avenue North; thence with said Avenue, southwardly 46 feet to the beginning.

Being the same property conveyed to Thomasina M. Christian by deed from Beatrice Minor, of record instrument number 20140625-0055497, Register's Office of Davidson County, Tennessee.

This is unimproved property known as 1737 21st Avenue North, Nashville, TN 37208.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

Witness my hand this 19th day of April, 2024.

Thomasina M. Christian

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Brianna D. Irwin, a Notary Public in and for the County and State aforesaid, personally appeared Thomasina Christian, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at my office in Nashville, Tennessee, this the 19th day of April, 2024.

Notary Public

My Commission Expires: 7/9/2024

BRIANNA D. IRWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2024

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me, this 19th day of April, 2024.

Notary Public

My commission expires: 7/9/2024

BRIANNA D. IRWIN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-9-2024