QUITCLAIM DEED ~ Memorializing Death of Spouse

The actual consideration or value for this transfer is $ -0-

Margaret W. Davis
AFFIANT

STATE OF TENNESSEE
COUNTY OF Davidson

SWORN TO AND SUBSCRIBED before me this 2nd day of May 2024

NOTARY PUBLIC
My Commission Expires: 01/24/2028

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN

Karen Johnson Davidson County
Batch# 1130226 DEEDQC
05/02/2024 03:46:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240502-0032407

This space for Register of Deeds

This instrument was prepared by: Johnny Ellis, Attorney, 3844 Old Hickory Blvd; Old Hickory, TN. 37138 (615)847-2000

ADDRESS NEW OWNER(S)	SEND TAX BILLS TO:	MAP / PARCEL NO.
MARGARET W. DAVIS, 1408 Clarke Street Old Hickory, TN 37138	New Owners	053 03 0 / 240.00

FOR THE PURPOSE OF MEMORIALIZING THE DEATH OF MY SPOUSE, AND VESTING MARGARET W. DAVIS AS THE SURVIVING TENANT BY THE ENTIRETY, and other good and valuable consideration, the receipt of which is hereby acknowledged,

I, **MARGARET W. DAVIS**, the Surviving Spouse of **DENNIS J. DAVIS**, the GRANTOR herein, by these presents do transfer, QuitClaim and convey all my right title and interest, equitable and otherwise unto:

MARGARET W. DAVIS, unmarried the GRANTEE herein, his/her heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 217, Section B, Village of Old Hickory as shown on the plan of record in Book 1424, page 67 Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 217 fronts 56.5 feet on Clarke Street and runs back between parallel lines 95 feet to a line in the rear which measures 56.5 feet thereon.

Being the same property conveyed to DENNIS J. DAVIS and MARGARET W. DAVIS, husband and wife, by deed from Frank Theodore Aker and wife, Grace O. Aker dated August 31ST 1984 and of record in Book 6378, page 725, Register's Office for Davidson County, Tennessee. The Said DENNIS J. DAVIS having died April 19, 2015.

The above description is the same as in the previous deed of record.

The property conveyed herein is transferred subject to such easements, limitations, encumbrances and restrictions of record in the Register's Office for Davidson County, TN, and otherwise, as may affect the property.

This is improved property known as: 1408 Clarke Street, Old Hickory, TN 37138.

Sworn to and Witness my hand this 2nd day of May, 2024.

Margaret W. Davis
MARGARET W. DAVIS

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Leroy Johnston Ellis IV, a Notary Public in and for said County and State, the within named MARGARET W. DAVIS the bargainor(s), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument, for the purposes therein contained.

Sworn to and Witness my hand and official seal at Old Hickory, Tennessee this 2nd day of May, 2024.

LEROY JOHNSTON ELLIS IV
NOTARY PUBLIC

My Commission Expires: 01/24/2028

LEROY JOHNSTON ELLIS IV NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

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CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 May 2 2024.

Leroy Johnston Ellis, IV, Affiant

May 2, 2024
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 2 day of May, 2024.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 11/06/2024

CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com