Karen Johnson Davidson County
Batch # 1139543 DEEDQC
05/24/2024 03:13:21 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240524-0039022

THIS INSTRUMENT WAS PREPARED BY:

Tiffany M. Johns
144 Second Avenue North
Suite 200
Nashville, Tennessee 37201
(615) 620-5846

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 1.00
Affiant
Subscribed and sworn before me this the 24 **Day of** May, 2024.
Julia Rivera, **Deputy Register**

QUITCLAIM DEED

FROM: **ESTATE OF BARBARA CARUTHERS MARKS**

TO: **BARBARA MARKS BRYANT**

Address New Owner(s) as follows:
BARBARA MARKS BRYANT
508 Shaker Court
Antioch, TN 37013

Send Tax Bills To:
BARBARA MARKS BRYANT
508 Shaker Court
Antioch, TN 37013

AFFIDAVIT

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

KNOW ALL MEN BY THESE PRESENTS that the Estate of Barbara Caruthers Marks, for and in consideration of the sum of $1.00 (One Dollar), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto BARBARA MARKS BRYANT, her heirs, successors, and assigns, his entire right, title and interest, subject to an existing in and to a certain tract of land in DAVIDSON County, Tennessee known as 1841 25th Avenue North Court, Nashville, Tennessee.

This being the same real property conveyed to BARBARA CARUTHERS MARKS, her heirs and assigns by ARTHUR J. FERGUSON, LESTER EUGENE CARUTHERS, BETTIE JEAN CARUTHERS, CAROLYN JORDAN, NANCY JORDAN, and PETER JORDAN recorded in Book 6749 Page 976, more thoroughly described as follows:

Land in Davison County, Tennessee, described as follows:

Being Lot No. 3 on the Plan of Cumberland Gardens, Section 8, as of record in Book 3300, Page 82, Register's Office for said County.

Said Lot No. 3 front 50.02 feet on the northerly side of 25th Avenue North Court, and extends back between lines 120.3 feet on the westerly line and 124 feet on the easterly line, which is a broken line, to a dead line in the rear on which it measures 43 feet.

Being the same property conveyed to Arthur J. Ferguson, Lester Eugene Caruthers, Bettie Jean Caruthers, Carolyn Jordan, Nancy Jordan, and Peter Jordan from Arthur J. Ferguson, Jr. and Irene Jordan by Harold Mullins and wife, Laura M. Mullins, of record in Book 4039, page 999, Register's Office of Davidson County, Tennessee, the said Irene Jordan having since died intestate, being survived by the following heirs-at-law: Lester Eugene Caruthers, Bettie Jean Caruthers, Carolyn Jordan, Nancy Jordan, and Peter Jordan.

THIS conveyance is subject to any and all existing easements and/or restrictions of record.

Witness my hand this 15th day of May, 20 24

Dr. Barbara M. Bryant

BARBARA MARKS BRYANT
as Executor of Estate of Barbara Marks

TIFFANY M. JOHNS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named Dr. Barbara M. Bryant, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of May, 2024

NOTARY PUBLIC

My Commission Expires: 3.29.25