PREPARED BY:
Roland T. Hairston & Associates
615 Main Street, Suite 106
Nashville, Tennessee 37206
P: 615-428-7345

STATE OF Tennessee)
COUNTY OF Davidson)

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

Sherry McGee
Affiant

SWORN AND SUBSCRIBED before me this 6 day of February, 2024.

Heather Crocker
Notary Public

My commission expires: 7/7/2027

HEATHER D. CROCKER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2027
DAVIDSON COUNTY

QUITCLAIM DEED

New Owner's Address	Send Tax Bills To:	Map + Parcel
Jimmie D. McGee 1416 Rosebank Ave. Nashville, TN 37206	**Jimmie D. McGee** 1416 Rosebank Ave. Nashville, TN 37206	084 01 0 018.00

THIS QUITCLAIM DEED made this 6th day of February 2024 by **SHERRY MCGEE** (later called "Grantor"), whose mailing address is 500 Hillside Ct. Apt. 448, Nashville, TN 37203, to **JIMMIE D. MCGEE** (later called "Grantee"), whose mailing address is 1416 Rosebank Avenue, Nashville, TN 37206.

WITNESSETH: That for good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Grantor does hereby release and quitclaims unto the Grantee, her heirs and assigns forever, all right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Davidson, State of Tennessee, described as follows:

"Land in Davidson County, Tennessee, being Lot No. 4, on the Plan of Overlook Park, as shown on plat of record in Plat Book 1835, Page 62, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Karen Johnson Davidson County
Batch # 1146691 DEEDQC
06/13/2024 09:04:25 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240613-0044237

Being the same property conveyed to Albert D. Freeland and wife, Mary P. Freeland by deed from Michael A. Tanner and wife, Pamela N. Tanner of record in Book 7533, Page 756, Register's Office for Davidson County, TN.

Being the same property conveyed to Jimmy D. McGee and Lula P. McGee, unmarried, by Warranty Deed from Albert D. Freeland and Mary P. Freeland, husband and wife, of record in Book 11372, Page 296, Register's Office for Davidson County, Tennessee.

Being the same property referenced in the Affidavit of Heirship executed by Lillian Valles and filed on September 22, 2023 of record in Instrument No. 20230922-0074746 Register's Office for Davidson County, Tennessee.

This is improved property known as 1416 Rosebank Ave., Nashville, TN 37206."

Said property is conveyed subject to all easements, restrictions and obligations whether or not of record. The Grantor makes no representations or warranties regarding said property.

WITNESS my hand this 6 day of February, 2024

Sherry McGee
SHERRY MCGEE, GRANTOR

STATE OF Tennessee)
COUNTY OF Davidson)

Personally, appeared before me, a Notary Public in and for said County and State, the within named **Sherry McGee**, the Grantor, with whom I am personally acquainted and who acknowledged that she executed the foregoing instrument for the purposes contained therein.

SWORN AND SUBSCRIBED before me this 6 day of February 2024.

Heather Crocker
NOTARY PUBLIC

My commission expires: 7/7/2027

