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

STATE OF Georgia)
COUNTY OF Fulton)

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

Laura A. Bell
Affiant

SWORN AND SUBSCRIBED before me this 17 day of February, 2024.

M HUAMAN NOTARY PUBLIC DEKALB COUNTY GEORGIA MY COMMISSION EXPIRES June 28, 2025

Notary Public

My commission expires: 6/28/2025

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 17 day of February, 2024 by **LAURA BELL** (later called "Grantor"), whose mailing address is 707 Angier Avenue NE, Apt. 14, Atlanta, GA 30308, 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, his 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
20240613-0044238

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 17 day of February, 2024

Laura A. Bell
LAURA BELL, GRANTOR

STATE OF Georgia)
COUNTY OF Fulton)

Personally, appeared before me, a Notary Public in and for said County and State, the within named **Laura Bell**, 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 17 day of February 2024.

M HUAMAN
NOTARY PUBLIC
MY COMMISSION EXPIRES June 28, 2025
DEKALB COUNTY, GEORGIA

NOTARY PUBLIC

My commission expires: 6/28/2025