This instrument was prepared by:
Ashley Taylor
3164 Ewingwood dr.
Nashville, TN 37207

Once recorded, return to:
Davidson County Register of Deeds
501 Broadway Nashville, TN 37203

Karen Johnson Davidson County
Batch # 1148422 DEEDQC
06/18/2024 11:16:11 AM 8 pgs
Fees: $42.00 Taxes: $0.00
20240618-0045776

This Space for Recorder's Use Only.

Tennessee Quitclaim Deed

State of Tennessee, County of Davidson

KNOW ALL MEN BY THESE PRESENTS, that for and in consideration of the sum of zero dollar US Dollars ($ Ø) in hand, paid to Mary H. Howell, with an address of ~~4119 Farmview dr. Nashville, TN 37218~~ 739 Bontemps dr Nashville, TN 37207 (the "Grantor" or "Grantors"), does/do hereby remise, release, and forever quit claim to Mary's Generation, with an address of 2 Wentworth Place Brentwood, TN 37027 (the "Grantee" or Grantees") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to wit:

A complete legal description of the real property being conveyed by this instrument is attached hereto on page 4 as EXHIBIT A.

Tax Parcel ID Number 059 10 00 12.00

The property identified herein ☐ is **-OR-** ☑ is not registered as the homestead of the Grantor(s).

Until amended, tax information shall be sent to:
Name: Mary H. Howell
Address: 4119 Farmview dr. Nashville, TN 37218

~~**TO HAVE AND TO HOLD**, all and singular the described property, together with the tenements, hereditaments, and appurtenances belonging, or in anywise appertaining thereto, unto the Grantee(s), and their heirs and assigns forever.~~ Mary Howell

IN WITNESS WHEREOF, the Grantor(s) has/have duly executed this Quitclaim Deed as of the date hereinunder.

Grantor Signature: Mary Howell Date: 5/23/24

Printed Name: MARY HOWELL

Grantor Signature: N/A Date: _____

Printed Name: _____

1st Witness Signature: [signature] Date: 5/28/24

Printed Name: Alex M. Eaton

2nd Witness Signature: Martha J Bess Date: 05/23/24

Printed Name: Martha J Bess

NOTARY ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of Tennessee)
County of Davidson)

On 5/23/24 before me, Jason Brown ,
personally appeared Mary H Howell ,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the state of Tennessee that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Printed Name Jason Brown

My Commission Expires July 9, 2024



KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 0 .

Mary Howell
Affiant

Subscribed and sworn before me, this 24 day of May, 2024.

Notary

JASON BROWN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission expires: July 9, 2024

EXHIBIT A

Legal description of the real property being conveyed by this instrument.

Land in Davidson County, Tennessee, being lot no. 174, on the plan of Haynes Manor, Section I, as of record in Book 3600, Page 85, Register's Office for Davidson County, Tennessee.

Said Lot No. 174 fronts 60.0 feet on the easterly side of Bontemps Drive and extends back between lines, 157.4 feet on the southerly line and 189.35 feet on the northerly line, which is a broken line to a dead line in the rear measuring 44.7 feet thereon.

Being the same property conveyed to Isaac R Roland, Jr., and wife, Maxie E. Roland, by deed from James T. Mclean and wife, Carole L. McLean as of record in Book 4045, page 886, Register's Office for Davidson County, Tennessee.

WARRANTY DEED

BOOK 6072 PAGE 152

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
EDWARD S. HOWELL, et ux	SAME	59-10
(NAME) 739 BONTEMPS DRIVE	(NAME) SAME	Part 12 on
(STREET ADDRESS OR ROUTE NUMBER) NASHVILLE, TN 37207 (CITY) (P. O. ZONE) (STATE)	(STREET ADDRESS) SAME (CITY) (ZONE) (STATE)	13DA 33870

FOR AND IN CONSIDERATION of the sum of Ten (10.00) ---------- Dollars,

cash in hand paid by Edward S. Howell, and wife, Mary H. Howell, hereinafter called the GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, we, Isaac R. Roland, Jr., an unmarried person, and Maxie E. (Roland) Braden, (former wife of Isaac R. Roland, Jr.), and James C. Braden, Sr., present husband of Maxie E. (Roland) Braden, as tenants in common, hereinafter called the GRANTORS,

have this day bargained and sold, and do hereby transfer and convey unto the said Grantees, their (successors), heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 174, on the Plan of Haynes Manor, Section I, as of record in Book 3600, page 85, Register's Office for Davidson County, Tennesse.

Said Lot No. 174 fronts 60.0 feet on the easterly side of Bontemps Drive and extends back between lines, 157.4 feet on the southerly line and 189.35 feet on the northerly line, which is a broken line to a dead line in the rear mearsuring 44.7 feet thereon.

Being the same property conveyed to Isaac R. Roland, Jr., and wife, Maxie E. Roland, by deed from James T. McLean and wife, Carole L. McLean as of record in Book 4045, page 886, Register's Office for Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is $ 57000

Subscribed and sworn to before me, this the 12 day of June, 1983

Affiant

My commission expires 7-21-84 (Affix Seal)

Notary Public

This is unimproved ( ) improved (X) property, known as 739 Bontemps Drive, Nashville, Tennessee 37207
(House Number) (Street) P. O. Address: (City or Town)

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest belonging to the said GRANTEES, their (successors), heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except by Deed of Trust, as of record in Book 5265, page 825, which the GRANTEES are assuming

We further covenant and bind our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons.

Witness our hand s this 9th day of June, 19 83 the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Isaac R. Roland Jr.

Maxie E. Braden

James C. Braden

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

BOOK 6073 PAGE 153

Personally appeared before me, RUSSELL B. ENNIX, *a Notary Public in and for said County and State,* ISAAC R. ROLAND, JR., an unmarried person, AND MAXIE E. (ROLAND) BRADEN and husband, JAMES C. BRADEN, SR.,

*the within named bargainor*s, *with whom I am personally acquainted, and who acknowledged that* they *executed the within instrument for the purposes therein contained.*

Witness my hand and official seal at Nashville, Davidson County, *Tennessee, this* 9th *day of* June, *1983.*

Russell B. Ennix
Notary Public

Commission expires 1/22/84

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Before me, ... *a Notary Public of the State and County aforesaid, personally appeared* ..... *with whom I am personally acquainted, and who, upon oath, acknowledged* .....*self to be* ....*of the* ..... *the within named bargainor, a corporation, and that* .....*he as such* ..... *being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by* .....*self as* .....

Witness my hand and seal, at office in ..... *this* .....*day of* ....., *19*.....

.....*Notary Public*

Commission expires .....

RELEASED

FILED FOR RECORD AT 12:48 PM 6/10/83
FELIX Z. WILLIAMS, REGISTER
DAVIDSON COUNTY, TN

IDENTIFYING REFERENCE

H 53269

WARRANTY DEED

FROM

ISAAC R. ROLAND, JR. an unmarried person
and MAXIE E. (ROLAND) BRADEN and husband
JAMES C. BRADEN, SR.

TO

EDWARD S. HOWELL, et ux

THIS INSTRUMENT WAS PREPARED BY:

RUSSELL B. ENNIX, ESQUIRE
330 CHARLOTTE AVENUE
SUITE 427
NASHVILLE, TENNESSEE 37201
(615) 259-4330

(A DEED)

Compliments of

Guaranty Title

Office of
Chicago Title Insurance Company
American Trust Bldg.—S. W. Corner
Third & Union
Phone 256-2650
NASHVILLE, TENNESSEE

OFFICIAL RECEIPT
FELIX Z. WILSON, II
REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF_____

FOR_____ BOOK 6073 PAGE 154

CO -CONVEYANCE	CC -CERTIFIED COPY	MISC -MISCELLANEOUS
MO -MORTGAGE	REL -RELEASE	CO TX -STATE TAX CONVEY
WD -WARRANTY DEED	UCC -UNIFORM COMMERCIAL CODE	MO TX -STATE TAX MORT
TD -TRUST DEED		PRFEE -PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID
			51000.00- CO	
			132.60 CO TX	
			.50 PRFEE	
			6.00 WDEED	
			CHECK 139.10-	
			4096A06/10/83 REL .00	

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

H 5 3 2 6 9

IDENTIF. REFERENCE

JUN 10 12 49 PM '83

FELIX Z. WILSON JR. REGISTER
DAVIDSON COUNTY, TN

No. 955397