Karen Johnson
Batch # 1155744
07/09/2024 12:55:49 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240709-0051390

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Bettie J Ellis
Affiant

Subscribed and sworn to before me on this the 29TH Day of June, 2024.

Portia M. Walker
Notary Public
My commission expires: 11-8-27

PORTIA M. WALKER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2027

This instrument was prepared by:

William H. Stover
Washington Square Building
214 2nd Avenue North, Ste. 204
Nashville, Tennessee 37201

Address New Owner as Follows:	Send Tax Bills To:	Map-Parcel
Eugene Lamont Foster 1302 Bell Grimes Lane Nashville, Tennessee 37207	SAME	41-181

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, the receipt of which is hereby acknowledged, I, Bettie Jo Ellis, a tenant in common with my son Cornelius K. Foster in a certain parcel of land in Davidson County, Tennessee, as hereinafter described, have bargained and sold and hereby convey, remise, release and forever quitclaim all of my right, title and interest in said parcel of land unto Eugene Lamont Foster, and assigns, in such a manner that the named grantee shall acquire by means of this conveyance a fifty percent (50%) interest therein with his brother, Cornelius K. Foster. Said parcel of land being conveyed hereunder is described as follows:

Being Lot Number 1 on the Final Plat of Roche Subdivision, of record in Instrument No. 200012220125523, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Including, but to be excluding from the description hereinabove shown is that portion of the premises as conveyed to Metropolitan Government of Nashville & Davidson County, by Jean Shepard Hawkins, by deed of record in Book 3990, page 577, said Register's Office, and being described as follows:
BEGINNING at a point in the northerly margin of the present Bells Grims Lane, 508 feet east of Mrs. Jackson's southeast corner, said point being 5 feet west of the centerline of a 20-foot Avenue; thence North 2 degrees 30' East 8.5 feet to a point where the west margin of said 20-foot Lane intersects the new relocated northerly margin of Bell Grimes Lane; thence South 88 degrees 44' 30" East 184.0 feet along

the new relocated northerly margin of Bell Grimes Lane to a point; thence South 3 degrees 00' West 8.5 feet to a point in the northerly margin of the present Bell Grimes Lane; thence with the northerly margin of the present Bell Grimes Lane, North 88 degrees 44' 30" West 184.0 feet to the point of beginning, and containing 0.04 acres, more or less.

Being the same property conveyed to Bettie Jo Ellis and Cornelius K. Foster, both Unmarried, as Tenants in Common by Warranty Deed of record in Instrument No. 20010704-0071251, Register's Office for Davidson County, Tennessee.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

WITNESS my hand this 29th day of June, 2024.

Bettie J Ellis

BETTIE JO ELLIS

Subscribed and sworn to before me on this 29th day of June, 2024.

Portia M. Walker

Notary Public

My commission expires: 11-8-27.

