Name and Address of New Owner:
Evarlean Rumph
200 Moncrief Avenue
Goodlettsville, TN 37072

Karen Johnson Davidson County
Batch# 1158564 DEEDQC
07/16/2024 01:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240716-0053451

Send Tax Bills To:
Same as new owner

This Instrument Prepared By:

Greater Nashville Title, LLC
4603 Gallatin Pike
Nashville, TN 37216

Map & Parcel No: 025-04-0-004.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Evarlean Rumph, unmarried,** "the Grantor," convey and quitclaim unto **Evarlean Rumph, an unmarried woman, and George A. Nicks, Sr., an unmarried man, as tenants in common** , "the Grantee," all my right, title, and interest, if any, to the following described real estate in Davidson County, Tennessee:

A small tract of land in Davidson County, Tennessee, in the City of Goodlettsville, described according to a survey of Harvey Gee, Surveyor, dated April 29, 1959, as follows:

BEGINNING at a point in the southerly margin of Moncrief Avenue, at a point 95 feet east of the northeast corner of the property that was conveyed to W. H. Stephens and wife, by deed from T. L. Hardcastle and wife, as of record in Book 774, Page 449, Register's Office; thence with the margin of Moncrief Avenue, North 87 deg. East 73 feet to the northwest corner of the property that was conveyed to E. W. Adams and wife, by deed from D. E. McCoin and wife, as of record in Book 1077, Page 514, Register's Office; thence with Adams' west line, South 3 deg. 05' West 137 feet more or less to a point tin the north line of the property that was conveyed to Laura E. Brooks by Deed from J. W. McCoin and wife, as of record in Book 898, Page 612, Register's Office; thence with her north line, South 75 deg. 55' West 59.5 feet to a point; thence North 3 deg. West 147.7 feet to the point of beginning.

Being the same property conveyed to Edna Corene Meadows, Trustee under the Revocable Trust of Edna Corene Meadows by Quitclaim Deed from Edna C. Meadows dated March 24, 2015 and recorded April 7, 2015, in Instrument No. 20150407-0030162, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Evarlean Rumph, unmarried, by Warranty Deed from Edna Corene Meadows, Trustee under Revocable Trust Agreement of Edna Corene Meadows dated March 24, 2015, dated on June 24, 2024 and recorded on June 25, 2024, in Instrument No. 20240625-0047546, Register's Office for Davidson County, Tennessee.

Being improved property commonly known as 200 Moncrief Avenue, Goodlettsville, TN 37072.

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION

AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 16th day of July, 2024.

Evarlean Rumph (SEAL)
Evarlean Rumph

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 16th day of July, 2024, before me personally appeared Evarlean Rumph, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 16th day of July, 2024.

Notary Signature
My commission expires: 5-9-26

COUNTY OF DAVIDSON MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC

AFFIDAVIT OF VALUE

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$0**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of July, 2024.

Notary Signature
My commission expires: 5-9-26

COUNTY OF DAVIDSON MELISSA R SHAFFER STATE OF TENNESSEE NOTARY PUBLIC

Tennessee Certification of Electronic Document

I, Steven Disser, do hereby make oath that I am a licensed attorney and/or the custodian of the of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 7-16-24 .

Affiant Signature

7-16-24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 16 day of July, 2024.

Notary Signature

My Commission Expires: 5-9-26

