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

Karen Johnson Davidson County
Batch # 1165804 DEEDQC
08/02/2024 12:07:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20240802-0058862

STATE OF TN)
COUNTY OF Davidson)

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

Rosetta Ferby
Affiant

SWORN AND SUBSCRIBED before me this 2nd day of August, 2024.

Pamela G Wilkes
Notary Public

PAMELA G WILKES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: November Date, 2024

QUITCLAIM DEED

New Owner's Address	Send Tax Bills To:	Map + Parcel
Rosetta Ferby 608 Rowan Ct. Nashville, TN 37207	**Rosetta Ferby** 608 Rowan Ct. Nashville, TN 37207	059-11-0 204.00 13DA 33650

THIS QUITCLAIM DEED is made this 20 day of July, 2024 by **FELETHIA CRUTCHER** (later called "Grantor"), whose mailing address 1805 Windsor Meadow Pass, Antioch, TN 37013, to **ROSETTA FERBY** (later called "Grantee"), whose mailing address is 608 Rowan Court, Nashville, TN 37207.

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:

"Being Lot No. 528 on the Plan of Haynes Manor, Section 4, of record in Plat Book 4175 at page 90, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Madie A. Talley, unmarried as the surviving tenant by the entirety by deed recorded in Book 4474 at page 715, Register's Office for Davidson County, Tennessee.

Being the same property referenced in the Affidavit of Heirship executed by Rosetta Ferby and filed on June 3, 2024 of record in Instrument No. 20240603-0040904 Register's Office for Davidson County, Tennessee.

This is improved property known as 608 Rowan Court, Nashville, Tennessee 37207."

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 26 day of July, 2024

FELETHIA CRUTCHER, GRANTOR

STATE OF Tennessee)

COUNTY OF Rutherford)

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

SWORN AND SUBSCRIBED before me this 26 day of July 2024.

NOTARY PUBLIC

My commission expires: August 19, 2024

TRICIA S SENNETT
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY