Karen Johnson
Batch # 1167155
08/12/2024 08:33:57 AM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240812-0060111

Prepared By
James B. Johnson
1300 Division Street, Suite 300
Nashville, Tennessee 37203
(615) 476-2885

From:
Fronta J. Ewing
By Trey G. Bell, Power of Attorney and
Flavia L. Bell, Power of Attorney
2301 Blake Street, Suite 100
Denver, Colorado 80205

Map No. 81-11; Parcel No.: 403

Send Tax Notice to:
Cary Ewing
1520 23rd Avenue North, Apt. B
Nashville, Tennessee 37208

New Owner
Cary Ewing
1520 23rd Avenue North, Apt. B
Nashville, Tennessee 37028

STATE OF Colorado)
COUNTY OF Arapahoe)

The actual consideration for this transfer is Ten Dollars and 00/100s $(10.00).

Trey Bell
Affiant

Sworn to and subscribed before me, this 1st day of August 2024.

ISABELLA MARIE BADALUCCO
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20234018756
MY COMMISSION EXPIRES MAY 19, 2027

Isabella Marie Badalucco
Notary Public

My Commission Expires: May 19, 2027

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars and 00/100s ($10.00) the receipt and sufficiency of which is hereby acknowledged, Grantor, Fronta J. Ewing, by and through Trey G. Bell and Flavia L. Bell, Power of Attorneys for Fronta J. Ewing, has bargained and sold and by these presents do hereby remise, release and forever quitclaim unto Cary Ewing (Grantee), his heirs, successors and assigns, all of my twenty-five percent (25%) right, title and interest in and to the following described tract of land in Davison County, Tennessee:

LAND in Davidson County, Tennessee being Lot No. 271 on the Map of D.T. McGavock and Others' Addition, as of record in Book 21, Page 41, Register's Office for said County.

SAID Lot No. 271 fronts 50 feet on the westerly side of 14th Avenue North, and runs back between parallel lines, along the southerly margin of Cockrill Street, 170 feet to an alley. BEING the same property conveyed to Eugene Thompson and wife, Arppie G. Thompson, by deed from Mrs. Frankie M. Wilson, of record in Book 4446, Page 453, Register's Office for Davidson County, Tennessee; the said Eugene Thompson having since died vesting title in Arppie G. Thompson as surviving tenant by the entirety. The said Arppie Thompson has not remarried.

BEING the same property conveyed to Gay Lisa Levine, Trustee by Quitclaim Deed from Arppie Thompson on December 22, 1988, of record in Book 7740, Page 231-232, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Gloria T. Ewing by Quitclaim Deed from Gay Lisa Levine, Trustee, for Arppie Thompson on December 22, 1988, of record in Book 7740, Pages 231-232, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Cary Ewing, Fronta Ewing, John W. Ewing, Jr. and Rhonda Burgess by Affidavit of Inheritance on July 29, 2024, of record as Instrument Number 20240729-0057122, in the Register's Office for Davisson County, Tennessee.

The property is improved and has an address commonly known as 1539 14th Avenue North, Nashville, Tennessee 37208.

Witness my hand at Nashville, Tennessee this ___day of August 2024.

Signature of Trey G. Bell, Power of Attorney for Fronta J. Ewing: _____

Signature of Flavia L. Bell, Power of Attorney for Fronta J. Ewing: Flavia Bell

STATE OF Colorado)
COUNTY OF Arapahoe)

Personally appeared before me, Isabella Marie Badalucco, a Notary Public of said County and State, TREY G. BELL, POWER OF ATTORNEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

TREY G. BELL, POWER OF ATTORNEY FOR FRONTA J. EWING.

Witness my hand, at Office, this 1st day of August 2024.

Isabella Marie Badalucco
Notary Public

My Commission Expires: May 19, 2027

ISABELLA MARIE BADALUCCO
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20234018756
MY COMMISSION EXPIRES MAY 19, 2027

STATE OF Colorado)
COUNTY OF Arapahoe)

Personally appeared before me, Isabella Marie Badalucco, a Notary Public of said County and State, FLAVIA L. BELL, POWER OF ATTORNEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

FLAVIA L. BELL, POWER OF ATTORNEY FOR FRONTA J. EWING.

Witness my hand, at Office, this 1st day of August 2024.

Isabella Marie Badalucco
Notary Public

My Commission Expires: May 19, 2027

ISABELLA MARIE BADALUCCO
NOTARY PUBLIC - STATE OF COLORADO
NOTARY ID 20234018756
MY COMMISSION EXPIRES MAY 19, 2027