Karen Johnson
Batch # 1186086
09/25/2024 09:02:54 AM
Fees: $13.00 Taxes: $148.00
Davidson County
DEEDQC
2 pgs
20240925-0074201

This Instrument was prepared by:
William K. Lane, III, Attorney
104 South Public Square
Centerville, Tennessee 37033

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration paid or value, whichever is greater, for this transfer is $40,000.00.

Tequilla Overton
Affiant

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Subscribed and sworn before me this the 23rd day of September 2024.

Tiffany Beckman
Notary Public
My Commission Expires: 3/8/28

Address of New Owner:
Tequilla M. Overton
1626 Douglas Avenue
Nashville, Tennessee 37206

Send Tax Bills To:
Tequilla M. Overton
1626 Douglas Avenue
Nashville, Tennessee 37206

Map-Grp–Parcel
083 02 0 182.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any persons or entities as to the accuracy or correctness of the information contained herein including, without limitation, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein, or any other matter relating to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local tax consequences connected herewith; and, any effected party is advised to, prior to the closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as a "settlement agent," "closing agent," or in any capacity other than the drafter of this instrument.

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 sufficiency of which is hereby acknowledged, the undersigned **Tarsha Coley ("Grantor")** does hereby grant, transfer, release, remise and forever quitclaim unto Tequilla M. Overton **("Grantee")**, her heirs and assigns, forever, all of her right, title and interest in and to a certain tract of land with said tract of land being more particularly described as follows to wit:

Being part of Lot No. 111on the Plan of E. T. Brown's Subdivision of Lots Nos. 21 and 26, inclusive in Brownsville Addition, as of record in Book 332, page 91, Register's Office , described according to a survey made by Hal R. Swann, Jr., Surveyor, January 17, 1959, as follows:

BEGINNING on the southwesterly margin of Douglas Avenue, as now located, at a point 165 feet northwest of the westerly margin of Scott Avenue, said point being in the line between Lots Nos. 111 and 112; thence with the line between said two lots southwardly 133.6 feet to the northerly margin of an alley; thence the same westwardly 50 feet to the corner of Lots Nos. 110 and 111; thence with the line between said two lots northwardly 153 feet to the southerly margin of said Douglas Avenue; thence with the same eastwardly 7.4 feet to a turn in said Avenue; thence continuing with same eastwardly 46.9 feet to the beginning.

BEING the same property as vested in Virginia F. Overton by Order to Probate Will as Muniment of Title recorded as Instrument Number 20231023-0082659 and under the terms to the Last Will and Testament of Virginia F. Overton as recorded under Instrument Number 20231023-0082660 both being in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to easement, restrictions , setback lines, of record.
This is improved property is known as 1626 East Douglas, Nashville, Tennessee.

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor may have to said property and for that purpose thereof, makes this conveyance to Grantee.

IN WITNESS WHEREOF, this instrument is hereby executed this 16th day of September 2024.

Tarsha Coley, **GRANTOR**

STATE OF TENNESSEE :
:
COUNTY OF WILLIAMSON :

Personally appeared before me, the undersigned, a Notary Public in and for this county and state, **Tarsha Coley**, individually the within named Grantor, 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.

Witness my hand, at FRANKLIN, Tennessee, this 16 day of September 2024.

WILLIAM K. LANE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public
My Commission Expires: 8/18/2027