Karen Johnson Davidson County
Batch# 1187656 DEEDQC
09/30/2024 09:58:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240930-0075445

QUITCLAIM DEED

TIFPHANY WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-03-2028

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF SEPTEMBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 5/6/2026
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Matthew Noggle, Attorney at Law, 4235 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NO.(S)
Mary F. Crenshaw and Nicole Renee Gladney	Same as Owner	10509031400
(NAME) 1009 W. Grove Avenue	(NAME)	
(ADDRESS) Nashville, TN 37203	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mary F. Crenshaw**, unmarried (the "**Grantor**"), by these presents does hereby quitclaim, transfer and convey to **Mary F. Crenshaw**, unmarried, and **Nicole Renee Gladney**, married, as joint tenants with rights of survivorship (the "**Grantees**"), their heirs and assigns, in that certain parcel of land in Davidson County, State of Tennessee, described as follows (the "**Property**"), to-wit:

Land in Davidson County, Tennessee, being Lot 17 on the Map of Jones and Dudley's Addition, as of record in Book 57, page 147, Register's Office, Davidson County, Tennessee, described according to a survey of Hal R. Swann Jr., dated November 19, 1970, as follows:

Beginning at an iron pin in the southerly margin of West Grove Avenue at the common corner of Lots Nos. 17 and 18; said point being 281.75 feet east of the right-of-way of 11% Avenue South; thence with said Avenue, south 83 degrees S1° east 45.75 feet to an iron pin in the Willis B. Pope's northwesterly corner, thence with his westerly line, south 9 degrees 50° west 150 feet to an iron pin in the northerly margin of an alley; thence with the same, north 83 degrees 51' west 45.75 feet to an iron pin in the common rear corner of Lots Nos. 17 and 18; thence with the line between said lots, north 9 degrees east 150 feet to the point of beginning.Being the same property conveyed to David G. Morgan, an unmarried man, by Quit Claim Deed from On the Horizon Homes, LLC, of record in Instrument No. 20170712-0070045, in the Register's Office of Davidon County, Tennessee, dated July 03, 2017 and recorded on July 12. 2017.

Being the same property conveyed to Mary F. Crenshaw, from Elton Spencer, by Quitclaim Deed dated May 23, 2007, of record in Instrument No. 20191021-0107786, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 1009 W. Grove Avenue, Nashville, TN 37203.

This conveyance is made subject to any and all matters, restrictions, and/or easements of record.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed effective as of the 26th day of September, 2024.

GRANTOR:

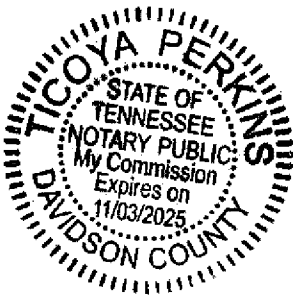
Mary F Crenshaw
Mary F. Crenshaw

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State aforesaid, personally appeared Mary F. Crenshaw, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged the due execution of the foregoing instrument.

WITNESS my hand, at office, this 26th day of September, 2024.



Ticoya Perkins
Notary Public

My Commission Expires: 11/03/2025

TRUE COPY CERTIFICATION

I, Caitlin McKeighen, do hereby make oath that I am a licensed attorney and/or the custodian 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 September 26, 2024.

Signature
Date: September 26, 2024

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this 26th day of September, 2024 personally appeared before me, a notary public for the State aforesaid, Caitlin McKeighen, personally known by me or proven on the basis of satisfactory evidence, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires 05-05-2025

KELLY RAY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES MAY 5, 2025