Prepared by:
Iris LuJan Claxton
141 Carman Street
Cranston, Rhode Island 02910

:SSEE
COUNTY OF DAVIDSON

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

Affiant

Karen Johnson Davidson County
Batch # 1195347 DEEDQC
10/18/2024 12:12:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20241018-0081104

Subscribed and sworn before me, Ina M. Maddix, a Notary Public in and for said County and State on this 15th day of August 2024.

INA M. MADDIX STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

Notary Public
My Commission Expires: May 2027

ADDRESS OF NEW OWNER:
AB STARKS
901A W. Eastland Avenue
Nashville, Tennessee 37206

SEND TAX BILLS TO:
Same

TAX INFORMATION:
092 05 0 137.00

QUITCLAIM DEED

For and in consideration of the sum of ten dollars & no/100 ($10), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Iris LuJan Claxton, unmarried, hereinafter referred to as Grantor, have bargained and sold, and do hereby transfer, remise, release, convey and quitclaim all interest and rights to AB STARKS, hereafter called the Grantee, his successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to wit:

Land in Davidson County, Tennessee, being part of the westerly ½ Block No. 31on the Plan of Midway, as of recorded in Book 421, Page 11, Register's Office for said County. Said part of said block fronts 48 feet on the easterly side of 33rd Avenue North and runs back between parallel lines, parallel to and 200 feet North of Clare Avenue, 150 feet to an alley
Being the same property vested to the "Grantor" by Affidavit of Heirship recorded as Instrument Number: 20241018 0081103 in said Register's Office for Davidson County, Tennessee.

This improved property is known as 934 33rd Avenue North, Nashville, Tennessee 37209.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2024.

Iris LuJan Claxton

Iris LuJan Claxton, *Grantor*

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Ina M. Maddix, a Notary Public in and for said County and State Iris LuJan Claxton the within named bargainor, with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purpose therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 15th day of August, 2024.

Ina M. Maddix **Notary Public**

Comm. Exp. May 8, 2028

