Karen Johnson Davidson County
Batch# 1197873 DEEDQC
10/25/2024 12:02:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241025-0083044

QUITCLAIM DEED

ANNE GILLCRIST
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ZERO DOLLARS AND 00/100 ($0.00).

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25 DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: 11-3-2025

(AFFIX SEAL)

This Instrument Prepared By:
Collins Legal, PLC
4101 Charlotte Avenue, F186
Nashville, Tennessee 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES.
NO INDEPENDENT TITLE EXAM WAS PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER(S)
Delores Green	**NEW OWNER**	**05911006900**
3900 Augusta Drive **Nashville, Tennessee 37207**		

QUITCLAIM DEED

FOR THE EXPRESS PURPOSE OF CREATING A LIFE ESTATE IN FAVOR OF WITHIN NAMED GRANTOR WITH THE REMAINDER TO BE VESTED TO THE WITHIN NAMED GRANTEE UPON SAID GRANTORS DEATH AND IN CONSIDERATION of the sum of Ten Dollars and No Cents ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged as of October 25, 2024, the undersigned, **ELVIS RASCUE GREEN AND DELORES A. GREEN, HUSBAND AND WIFE** (collectively the "*Grantor*"), for the express purpose of reserving a life estate in the below-described property, has bargained and sold, and by these presents does transfer and quitclaim to **DELORES GREEN** in Fee Simple Absolute for the Remainder of Grantor's Natural Life, then to **LATONYA JANYCE BLAIR** (the "*Grantee*") all of Grantor's right, title, and interest in and to the following described real estate located in the county of **DAVIDSON**, state of **TENNESSEE**, having an address of **3900 AUGUSTA DRIVE, NASHVILLE, TENNESSEE 37207**, with said real estate being more particularly described as follows:

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Land in Davidson County, Tennessee, being Lot No. 364 on the Plan of Haynes Manor, Section 3, as of record in Book 4175, Page 11, Register's Office for said County.

Beginning at a point in the southeasterly margin of Augusta Drive, said piont being the common front corner of Lots Nos. 363 and 364, thence with the line between said lots in a southeasterly direction a distance of 144.3 feet to a point; thence in a southwesterly direction a distance of 121.84 feet to a concrete monument in the easterly margin of Cravath Drive; thence in a northwesterly direction around said margin a distance of 110.00 feet to a concrete monument which is at the beginning of a curve; thence in a northwesterly direction around said curve a distance of 39.27 feet to a concrete monument in the southeasterly margin of Augusta Drive; thence in a northeasterly direction along said margin a distance of 69.70 feet to the point of beginning.

Being the same property conveyed to Elvis Rascue Green and wife, Delores A. Green as Tenants by the Entirety, by Warranty Deed from Thomas E. McCord, Jr. and Canary C. McCord of record in Book 5025, Page 801, dated May 14, 1976 and recorded on May 17, 1976, in the Register's Office for Davidson County, Tennessee.

Elvis Rascue Green was pronounced deceased on the 18th day of January, 2021, of record as State File Number 2021-015892 with the State of Tennessee Department of Vital Records, certified by the Tennessee State Registrar on the 5th day of March, 2021. This conveyance is ordered by Delored A. Green, as Administratrix of the Estate of Elvis Rascue Green, and as a Tenant by the Entirety. Reference to Elvis Rascue Green is hereby made for the conveyance of any and all remaining marital and/ or right of survivorship interest in the foregoing parcel to his surviving spouse, Delores A. Green.

This improved property more commonly known as 3900 Augusta Drive, Nashville, Tennessee 37207.

This conveyance is subject to and by accepting this Deed the Grantee(s) do(es) hereby agree to assume the following:

1. Any and all visible easements lying on or across the property.
2. Rights or claims of parties in possession not shown by the public records.
3. Encroachments, overlaps, boundary line disputes, or other matters which would be disclosed by an accurate survey or inspection of the premises.
4. Any and all other conditions, limitations, reservations, easements, and other matters of record including Declaration of Covenants and Restrictions that may affect said Property.

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

(THE REST OF THIS PAGE IS INTENTIONALLY LEFT BLANK)
(SIGNATURE PAGE TO FOLLOW)

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IN WITNESS WHEREOF, this instrument has been executed as of October 25, 2024.

GRANTOR: ELVIS RASCUE GREEN (DECEASED)

Delores A Green

SIGNER: Delores A. Green
TITLE: Administratrix of the Estate of Elvis Rascue Green

GRANTOR: DELORES A. GREEN

Delores A Green

SIGNER: Delores A. Green

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **DELORES A. GREEN**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, who upon oath acknowledged herself to be the **ADMINISTRATRIX OF THE ESTATE OF ELVIS RASCUE GREEN**, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

WITNESS my hand, at office, as of October 25, 2024.

Anne Gillcrist 11-3-2025

Notary Public My Commission Expires

ANNE GILLCRIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally, appeared before me, a Notary Public of the aforesaid authority, **DELORES A. GREEN**, with whom I am personally acquainted or who provided sufficient evidence to the effect thereof, and who acknowledged that they executed the within instrument for the purposes therein contained. I declare under penalty of perjury that the persons whose name(s) are subscribed to this instrument, appear to be of sound mind and under no duress, fraud, or undue influence.

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ANNE GILLCRIST STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 11-3-2025

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TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENTS

I, GROVER COLLINS, 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 **October 25, 2024**.

Affiant Signature

10/25/2024
Date

State of Tennessee County of Davidson Sworn to and subscribed before me this **25th** day of **October**, 20**24**.

Notary Public

Notary's Seal:



☐ This document was executed via remote online notarization pursuant to T.C.A 8-16-301 et seq. (only applies if checked).