Karen Johnson
Batch # 1202066
11/05/2024 02:28:56 PM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20241105-0085948

PREPARED BY:
Roland T. Hairston & Associates
615 Main Street, Suite 106
Nashville, Tennessee 37206
Phone: (615) 428-7345

STATE OF _____)
COUNTY OF _____)

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

Erica Merritt

Affiant

STATE OF TEXAS, COUNTY OF TARRANT

SWORN AND SUBSCRIBED before me this 18th day of October, 2024by Erica Merritt.

John D Clark
ID NUMBER
13240917-9
COMMISSION EXPIRES
March 18, 2028

Notary Public, State of Texas

Notary Public

My commission expires: 03/18/2028

Electronically signed and notarized online using the Proof platform.

QUITCLAIM DEED

New Owner's Address	Send Tax Bills To:	Map + Parcel
Helen B. Ogburn 330 33rd Ave. North, Nashville, Tennessee, 37209	**Helen B. Ogburn** 330 33rd Ave. North, Nashville, Tennessee, 37209	**MAP: 92-13; PARCEL: 107**

THIS QUITCLAIM DEED made this 18th day of October, 2024 by **Erica Merritt** (later called "Grantor"), whose mailing address is 6751 Stafford Drive, Cleveland, OH 44124, to **Helen B. Ogburn** (later called "Grantee"), whose mailing address is 2612 Jones View Drive, Nashville, TN 37207.

WITNESSETH: That for good and valuable consideration, the receipt and sufficiency of which are hereby expressly acknowledged, the undersigned Grantor does hereby release and quitclaims unto the Grantee, her heirs and assigns forever, all right, title, interest, claim and demand which the said Grantor has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Davidson, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, (being Lot No. 14), on the Map of Hortense Place, of record in book 161, page P67, Register's Office for said County.

Said Lot No. 14 fronts 50 feet of the easterly side of 33rd Avenue North and runs back between parallel lines 140 feet to an alley.

Being the same property devised to Charles C. Frierson and Jewel Adele Frierson as tenants in common by Installment Deed of record in Book 731, Page 899, Register's Office for

Davidson County, Tennessee. Charles C. Frierson having since died leaving Jewel Adele Frierson, Albert Frierson, Doris Merritt, Helen B. Ogburn, Carl Frierson, and Ruby Rucker as his heirs-at-law. Jewel Adele Frierson having since died leaving Helen B. Ogburn as her devisee under her Last Will and Testament.

This is an improved property known as 330 33rd Avenue North, Nashville, Tennessee 37209.

Said property is conveyed subject to all easements, restrictions and obligations whether or not of record. The Grantor makes no representations or warranties regarding said property.

WITNESS my hand this 18th day of October, 2024

Erica Merritt

ERICA MERRITT, GRANTOR

STATE OF Texas)

COUNTY OF Tarrant)

Personally, appeared before me, a Notary Public in and for said County and State, the within named **Erica Merritt**, the Grantor, with whom I am personally acquainted and who acknowledged that he executed the foregoing instrument for the purposes contained therein.

SWORN AND SUBSCRIBED before me this 18th day of October 2024 by Erica Merritt.

Notary Public, State of Texas

NOTARY PUBLIC

My commission expires: 03/18/2028

NOTARY PUBLIC STATE OF TEXAS

John D Clark

ID NUMBER
13240917-9
COMMISSION EXPIRES
March 18, 2028

Electronically signed and notarized online using the Proof platform.

Certificate of Authenticity

I, Roland T. Hairston, II, 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 Oct. 18, 2024.

Date

Affiant Signature

10/31/2024
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 31 day of October, 2024.

Heather Crocker
Notary's Signature

My Commission Expires: 7/7/2027
Date

HEATHER D. CROCKER
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/07/2027
DAVIDSON COUNTY

Notary's Seal (if on paper)