BOX 10-A

This Instrument Prepared By and Returned To:
Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

Karen Johnson Davidson County
Batch # 1203554 DEEDQC
11/13/2024 10:13:59 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20241113-0088235

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL:
Erica Reynolds	New Owner	093-16-0-203.00
2032 Harvest Lane		
Nashville, TN 37218		

KNOW ALL MEN BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **ERICA REYNOLDS AND TANYA SUMMERS,** do hereby quitclaim and by these presents do transfer and convey all of their right, title and interest unto **ERICA REYNOLDS, A SINGLE WOMAN,** her heirs and assigns to the following tract of land in Davidson County, Tennessee described as follows:

Land in Davidson County, Tennessee, being the South 28 feet of the North 52 feet of Lot No. 1 on the MAP OF EMMA G. WATSON'S SUBDIVISION of record in Book 57, Page 84, Register's Office for Davidson County, Tennessee, and more particularly described as follows:

Beginning at an iron pin in the westerly margin of Fairfield Avenue, 88 feet from the north margin of Cannon Street, running thence N. 89° 30' W, 85.5 feet to a stake, thence N 8° 45' E 28 feet to a stake, thence S 89° 30' E 85.5 feet to an iron pin in the west margin of Fairfield Avenue, thence with west margin of Fairfield Avenue, S 8° 45' W 28 feet to the point of beginning. All in accordance with survey and plat by Norris H. Hickerson, August 12, 1949.

Being the same property conveyed to Sherrie A. Reynolds, by Quitclaim Deed, from Emmie Lee Abernathy, an unremarried widow, of record in Book 9312, Page 682, in the Register's Office for Davidson County, Tennessee, dated April 13, 1994 and recorded on April 14, 1994. Sherrie Reynolds died intestate on October 17, 2019, leaving as heirs, her daughters, Erica Reynolds and Tanya Summers. See Case No. 20P943 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division. See also Intestate Heirs Affidavit recorded in Instrument No. 20221121-0123400, in the abovementioned Register's Office. See Affidavit (Exhibit A) attached hereto wherein Tanya Summers waives her interest as heir of Sherrie A. Reynolds.

And being part of the same property conveyed to James Abernathy and wife, Emmie Lee Abernathy, by Quitclaim Deed from Jack Cohen and wife Bessie Cohen, and John Nanni and wife, Marcella Nanni, of record in Book 6048, Page 505, in the Register's Office for Davidson County, Tennessee, dated April 28, 1983 and recorded on May 2, 1983. James Abernathy died on December 29, 1986, leaving his wife, Emmie Lee Abernathy as surviving tenant by the entirety.

And being part of the same property conveyed to John J. and Marcella Nanni and Jack J. and Bessie D. Cohen, by Certificate of Sale of Seized Property, from The Department of the

Treasury-Internal Revenue Service, of record in Book 6025, Page 632, in the Register's Office for Davidson County, Tennessee, dated March 15, 1983 and recorded on March 23, 1983.

And being the same property conveyed to James Abernathy and wife, Emmie Lee Abernathy, by Warranty Deed from Sam Garfinkle and wife, Eva N. Garfinkle, of record in Book 2090, Page 462, in the Register's Office for Davidson County, Tennessee, dated August 2, 1952 and recorded on August 6, 1952.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

This instrument was prepared with information supplied by the Grantee. No title examination was performed to validate the accuracy of the title. Therefore, the preparer does not accept liability for this instrument.

This improved property known as 74 Fairfield Avenue, Nashville, TN 37210

Witness my hand this 29 day of October, 2024

TANYA SUMMERS

ERICA REYNOLDS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tanya Summers, the bargainor, 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 and seal this 29th day of October, 2024.

Notary Public

My Commission Expires: May 9th 2026

KENETRA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Erica Reynolds, the bargainor, 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 and seal this 29th day of October, 2024.

Notary Public

My Commission Expires: May 9th 2026

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Erica Reynolds
Affiant

Subscribed and sworn to before me, this the 29th day of October, 2024.

Notary Public



"Exhibit A"

This instrument Prepared By and Retuned To:
Premier Escrow, LLC
4301 Hillsboro Road, Suite 300
Nashville, TN 37215

AFFIDAVIT: Waiver of claim and/or interest in 74 Fairfield Avenue, Nashville, TN 37210

I, Tanya Summers, daughter of Sherrie R. Reynolds, hereby declares that:

Sherrie Reynolds died intestate on October 17, 2019, leaving as heirs, her daughters, Erica Reynolds and Tanya Summers. See Case No. 20P943 in the Seventh Circuit Court of Davidson County, Tennessee, Probate Division.

At the time of death, the said Sherrie R. Reynolds owned property located at 74 Fairfield Avenue, Nashville, TN 37210 and more particularly described as:

> Land in Davidson County, Tennessee, being the South 28 feet of the North 52 feet of Lot No. 1 on the MAP OF EMMA G. WATSON'S SUBDIVISION of record in Book 57, Page 84, Register's Office for Davidson County, Tennessee, and more particularly described as follows:
>
> Beginning at an iron pin in the westerly margin of Fairfield Avenue, 88 feet from the north margin of Cannon Street, running thence N. 89° 30' W, 85.5 feet to a stake, thence N 8° 45' E 28 feet to a stake, thence S 89° 30' E 85.5 feet to an iron pin in the west margin of Fairfield Avenue, thence with west margin of Fairfield Avenue, S 8° 45' W 28 feet to the point of beginning. All in accordance with survey and plat by Norris H. Hickerson, August 12, 1949.

I, Tanya Summers, acknowledge that I/she hereby relinquish any claim, rights, and any and all interest I may have to the property at 74 Fairfield Avenue, Nashville, TN 37210 pursuant to the heirs at law TN § 31-2-101, 31-2-104, and 31-2-105 for $0.00 (Zero) Consideration. By evidence of Quitclaim Deed dated 29 October 2024, and recorded 29, October 2024.

Tanya Summers

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Tanya Summers, the bargainor, 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 and seal this 29th day of October, 2024.

NOTARY PUBLIC

My Commission Expires May 9th 2026

KENETRA HARRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY