This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

Karen Johnson Davidson County
Batch# 1205637 DEEDQC
11/15/2024 01:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20241115-0089233

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Bobby L. Larry and wife, Wanda Coleman Larry** ("Grantor"), , hereby remise(s), release(s), convey(s), and quit claim(s) unto **Wanda Larry, married,** (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

Land in Davidson County, Tennessee, being the easterly 50 feet of Lot No. 5 in the subdivision of Lots 5 and 7 Hardings Lytle Tract, as plan of which subdivision is of record in Book No. 57, Page 28, Register's Office for said County, described as follows:

Beginning on the northerly margin of Heffernan Street 423 feet westerly from the westerly margin of 18th Avenue, North formerly Salem Street; being the corner of Lots Nos. 4 and 5 on said plan; thence with the northerly margin of said street westerly 50 feet to a point 425 feet easterly from the easterly margin of 21st Avenue North formerly Tweed Street; thence northerly 182.6 feet, more or less, to the southerly margin of an alley; thence with said alley easterly 50 feet to the corner of said Lots Nos. 4 and 5; thence with the line between said two lots southerly 182.6 feet to the point of beginning.

BEING the same property conveyed to Bobby L. Larry and wife, Wanda Coleman Larry, by Warranty Deed from Jon Mac Randall and wife, Dorothy Ann Randall, of record in Instrument No. 20040831-0105448, in the Register's Office of Davidson County, Tennessee, dated July 26, 2004 and recorded on August 31, 2004.

FOR INFORMATION PURPOSES ONLY: 1904 Meharry Blvd., Nashville, TN 37208

Wanda Coleman Larry is aka Wanda Larry

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

IN TESTIMONY WHEREOF I/we have executed this instrument the 15 day of **November, 2024.**

Bobby L. Larry

Wanda Coleman Larry

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Bobby L. Larry** and **Wanda Coleman Larry**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at office this 15 day of **November, 2024.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/5/2028

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0**.

AFFIANT

SUBSCRIBED AND SWORN before me this the 15 day of **November, 2024.**

NOTARY PUBLIC

J. KAYE CLARK
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/05/2028
DAVIDSON COUNTY

MY COMMISSION EXPIRES: 9/5/2028

PROPERTY ADDRESS: **1904 Meharry Blvd**
Nashville, TN 37208

TAX PARCEL NO.: **09203025700**

PROPERTY OWNER: 8105 Chaseview Court Nashville TN 37221
OWNER'S ADDRESS:

MAIL TAX BILLS TO: New Owner

Certificate of Authenticity

I, Holly A. Mason, 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 November 14, 2024.

Affiant Signature

11/14/24
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 14 day of November, 2024.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY