Karen Johnson Davidson County
Batch# 1213602 DEEDQC
12/10/2024 08:13:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241210-0095614

This Instrument Prepared By:

Linville Estate Law
830 Crescent Centre Dr., Suite
320 Franklin, TN 37067

After Recording Return To The Above.

The actual consideration for this transfer is **$0.**

Affiant

Sworn to and subscribed before me this 26 day of Nov, 2024.

Notary Public
My Commission Expires: July 7, 2025

This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(E)(vi).

KEVIN D. SYKES, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 7-7-2025

QUITCLAIM DEED

THIS INDENTURE, made this 26th day of November, 2024, among:

LATISHA LYLE,

of Davidson County, Tennessee, her trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

SHAKA HILL,

of Davidson County, Tennessee, his trustees, executors, heirs, successors and/or assigns (the "**Grantee**").

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Being Lot No. 10 on the Plan of Northbrook Subdivision, Phase Two, Final Play, of record in Plat Book 9700, page 769, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Leroy Lyle by Warranty Deed from Cory Allen, married, of record in Instrument No. 20040910-0109576 in the Davidson County, Tennessee Register of Deeds office.

Leroy Lyle having passed away, leaving siblings Lester Lyle and Joseph Lyle as his heirs, as evidenced by Affidavits of Heirship, of record in Instrument Nos. 20211025-0143121 and 20211025-0143122 in the Register's Office for Davidson County, Tennessee.

Joseph Lyle conveying his interest in the property by Quitclaim Deed to Lester Lyle dated February 15, 2022, and recorded February 25, 2022, in Instrument No. 20220225-0021650 in the Register's Office for Davidson County, Tennessee.

Lester Lyle having passed away, leaving children Shaka Hill and Latisha Lyle as his heirs, as evidenced by Affidavit of Heirship, of record in Instrument No. 20240730-0057255 in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 3837 Northbrook Dr, Nashville, TN 37207.

THIS DEED has been prepared solely upon information available in public record. There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

Latisha Lyle Eddy
LATISHA LYLE

State of Tennessee

County of Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Latisha Lyle**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of Nov, 2024.

KD Sykes
Notary Public
My Commission Expires: July 7, 2025

KEVIN D. SYKES, JR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 7-7-2025

Owner Name & Property Address:

Shaka Hill
3837 Northbrook Dr
Nashville, TN 37207

Responsible Party For Taxes:

Shaka Hill
3837 Northbrook Dr
Nashville, TN 37207

Tax Map and Parcel: 050 06 0 099.00

Certificate of Authenticity

I, Trent Linville, 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 11/26/24.

Date

T Linville

Affiant Signature

11/26/24

Date

State of Tennessee

County of Maury

Sworn to and subscribed before me this 26th day of November, 2024.

Notary's Signature

My Commission Expires: 04-22-26

Date

Notary's Seal (if on paper)

