Karen Johnson Davidson County
Batch # 1218583 DEEDQC
12/20/2024 09 56 22 AM 3 pgs
Fees $17 00 Taxes $0 00
20241220-0099009

This Instrument Prepared By:
Travenia A. Holden
Holden Law Office
208 East Main Street
Lebanon, TN 37087

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Tammye Washington Hawkins, *et al*
605 West Nocturne Drive
Nashville, TN 37207

SEND TAX BILLS TO:
Same

MAP/PARCEL NO.:
070 04 0 086.00

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) and love and affection with other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Jocelyn Jones Boustani (hereinafter referred to as "Grantor"), the niece of Dennis Comer Washington, does hereby assign, transfer, convey and quitclaim unto Tammye Washington Hawkins, Darryl Wayne Washington, Dancyl Cedric Washington, William Jacques Washington, and Randall Higgins Washington (hereinafter "Grantees"), undivided interest in all rights, title and interest in certain real estate, which is more fully described as follows:

Land in Davidson County, Tennessee, being Lot No. 49 on the Plan of Section III, Haynes Heights, as of record in Book 3106, page 94, Register's Office for said County.

Said lot fronts 100.9 feet on the easterly side of Nocturne Drive and runs back 325.4 feet on the northerly line and 516.9 feet on the southerly line to a dead line in the rear on which it measures 267.5 feet.

Being the same property conveyed to Horace E. Bean, by deed from Robert W. Gregory and wife, as of record in Book 3251, Page 459, said Register's Office.

The said Earl Bass joins in this conveyance for the express purpose of releasing, quitclaiming and conveying, and he does hereby release, quitclaim and convey to said GRANTEES all right, title and interest he may have in said property as partnership property by virtue of an alleged co-partnership between him and the said Horace E. Bean.

Being the same property conveyed to Dennis C. Washington and wife, Bessie M. Washington by Warranty Deed from Horace E. Bean and wife, Juanita J. Bean, and Earl Bass as shown of record in Deed Book 102, Page 761, in Register's Office for Davidson County, Tennessee.

This is improved property known as 605 West Nocturne Drive, Nashville, Davidson County, Tennessee 37207. Map/Parcel No.: 070 04 0 086.00.

For further reference to this real property, look at the Affidavit of Heirship recorded in Instrument No.: 20241220-0099007, Register of Deeds Office, Davidson County, Tennessee.

The Affidavit of Heirship of Travenia A. Holden will confirm the vesting of title to the real property located 605 West Nocturne Drive, Nashville, Davidson County, Tennessee 37207, to Jocelyn Jones Boustani after the death of Dennis Comer Washington.

The Grantees shall have the sole, absolute, and uncontrolled power, discretion and authority to protect, conserve, sell, lease, encumber, gift or otherwise manage and dispose of the real property described above.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above-described property.

THIS PROPERTY IS TRANSFERRED "AS IS" WITH NO WARRANTY OF ANY TYPE

STATE OF Alabama)
COUNTY OF Madison)

JENNIFER CALVARESE COX NOTARY PUBLIC ALABAMA STATE AT LARGE

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Jocelyn Jones Boustani

Jocelyn Jones Boustani, Grantor

SUBSCRIBED AND SWORN TO before me this 12th day of November, 2024

Jennifer Calvarese Cox My Commission Expires: 9/4/2028
NOTARY PUBLIC

This is improved property located at 605 West Nocturne Drive, Nashville, TN 37207

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Jocelyn Jones Boustani

Jocelyn Jones Boustani

WITNESS my hand this the 12th day of November, 2024

STATE OF Alabama)
COUNTY OF Madison

Personally appeared before me, the undersigned, a Notary Public in and for said county in said state, Jocelyn Jones Boustani, the within named Grantor with whom I am personally acquainted (or who was identified to me on the bases of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 12th day of November, 2024.

Jennifer Calvarese Cox My Commission Expires: 9/4/2028

NOTARY PUBLIC

