Karen Johnson Davidson County
Batch# 1224952 DEEDQC
01/09/2025 01:53:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250109-0002039

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

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, **LaDonna Tolliver, an unmarried woman and Roberta A. Tolliver, an unmaried woman** ("Grantor"), , hereby remise(s), release(s), convey(s), and quit claim(s) unto **LaDonna Tolliver, an unmarried woman and Roberta A. Tolliver, an unmaried woman as joint tenants with right of survivorship** (Grantee), all of his/her/their/its rights, title, and interests in the following described real property, to wit:

BEING LOT NO. 29 ON THE PLAN OF W.S. CRIDDLE'S SUBDIVISION OF LOT NO. 1 OF THE LAWRENCE PROPERTY, AS AOF RECORD IN BOOK 57, PAGE 84, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN SPECIFIC REFERENCE IS MADE HEREIN FOR A MROE COMPLETE DESCRIPTION OF METES AND BONDS.

Being the same property conveyed to Roberta A. Tolliver and LaDonna Tolliver, by virtue of that certain Warranty Deed recorded April 1, 2022, and being of record at Instrument No. 20220401-0038110 in the Register's Office of Davidson County, Tennessee.

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 9 day of **January, 2025.**

LaDonna Tolliver

Roberta A. Tolliver

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **LaDonna Tolliver and Roberta A. Tolliver,** 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 9 day of **January, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-28

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

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 9 day of **January, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-3-28

CARI ALLEN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

PROPERTY ADDRESS:	**1007 Bate Ave** **Nashville, TN 37204**
TAX PARCEL NO.:	**10509026300**
PROPERTY OWNER: OWNER'S ADDRESS:	New Owner 1007 Bate Ave Nashville, TN 37204
MAIL TAX BILLS TO:	1007 BATE Avenue Nashville, TN 37204

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 January 9, 2025.

Affiant Signature

1/9/25

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 9 day of January, 2025.

Notary's Signature (Notary Seal)

My Commission Expires: 9/7/2026

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY