This Instrument Prepared by:
parties
BARBARA J. MOSS
Elder Law of Nashville PLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

From information furnished by the

Karen Johnson Davidson County
Batch# 1230021 DEEDQC
01/24/2025 11:35:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250124-0005657

The actual consideration or value
whichever is greater for this
transfer is NO MONETARY CONSIDERATION

Samuel Moses Davis by Angela Jessica Davis, AIF

Samuel Moses Davis by Angela Jessica Davis, AIF, Affiant

STATE OF GA)
COUNTY OF Henry)

Sworn to and subscribed before me
This 20th day of December, 2024

NOTARY PUBLIC

YEMISRACH KASSAHUN
My Commission Expires
NOTARY PUBLIC
August 28, 2025
HENRY COUNTY, GEORGIA

My Commission Expires Aug. 28, 2025

[Exempt from Taxation Pursuant to T.C.A. § 67-4-409(3)(A)(11)]

QUITCLAIM DEED

ADDRESS OF NEW OWNERS:	SEND TAX BILLS TO:	MAP & PARCEL NO.
Evangelene B. Davis 1905 Scott Ave. Nashville, TN 37206	Same	072 14 0 384.00

FOR NO MONETARY CONSIDERATION, I, Samuel Moses Davis, by these presents do hereby quitclaim and convey unto Evangelene B. Davis all my right, title and interest in and to the following described tract of land in Davidson County:

Land in Davidson County, Tennessee, being the northerly 38 ½ feet of Lot No. 3 and the southerly 21 ½ feet of Lot No. 4 on the Plan of Elbon, a subdivision of Lot No. 37 and the westerly part of Lot No. 38 of Brownsville, not of record, described according to a survey made by Z. J. Wilkinson, Surveyor, January 15, 1940, as follows:

BEGINNING on the easterly margin of Scott Avenue at the southwest corner of the property conveyed to John B. Batts and wife, by deed from Clyde Ezell and wife, as of record in Book 1682, page 217, Register's Office; thence with the southerly line of said Batts property eastwardly 175 feet to the westerly line

of Lot No. 17; thence with the westerly line of Lots 17 and 18, southwardly 60 feet to a point 11 ½ feet north of the corner of Lots Nos. 2 and 3; thence westwardly and parallel with the line between said two lots, 175 feet to the easterly margin of Scott Avenue; thence with said Avenue northwardly 60 feet to the beginning.

Being the same property conveyed by Warranty Deed dated August 23, 1963, from Frances Wylodean McCaig to Samuel Moses Davis and wife, Evangelene b. Davis, of record at Book 3615 Page 257, said Register's Office.

This is improved property known as 1905 Scott Ave., Nashville, TN 37206.

Witness my hand this 20 day of December, 2024

Samuel Moses Davis by Angela Jessica Davis, AIF

Samuel Moses Davis by Angela Jessica Davis,

AIF, Affiant

STATE OF GA)

COUNTY OF Henry)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Angela Jessica Davis., the Attorney in Fact for the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 20th day of December, 2024

NOTARY PUBLIC

My Commission Expires: Aug 28, 2025

YEMISRACH KASSAHUN NOTARY PUBLIC HENRY COUNTY, GEORGIA My Commission Expires August 28, 2025

Tennessee Certification of Electronic Document

I, Adam J. Berk, do hereby make oath that I am a licensed attorney and 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 the 20th day of December, 2024.

Affiant Signature

1/24/2025
Date

STATE OF Tennessee)

COUNTY OF Davidson)

Sworn to and subscribed before me this 24th day of January, 2025.

EMILY MYERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires

Emily Myers
Notary Public
My Comission Expires: 10/04/2027

[SEAL]