Karen Johnson Davidson County
Batch # 1235847 DEEDQC
02/10/2025 03 02 43 PM 6 pgs
Fees $33 00 Taxes $0 37
20250210-0010039

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual monetary consideration for this transfer is ONE HUNDRED DOLLARS.

Affiant

MICHELLE PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-21-2026

Sworn to and subscribed before me
This 10th day of February, 2025.

Notary Public
My Commission Expires: 07-21-2026

This Instrument Prepared by:
Aubrey T. Givens
Attorney at Law
231 W. Old Hickory Blvd. Suite B
Madison, TN 37115
(615) 248-8600

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES OR TAX RELATED MATTERS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED AND THE PREPARER SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY TITLE EXAMINATION, SETTLEMENT OR LEGAL AND/OR TAX RELATED COUNSEL. PREPARER'S REPRESENTAION IS LIMITED TO THE DRAFTING OF THIS DOCUMENT AND NO FURTHER OR OTHERWISE.

QUITCLAIM DEED AND AFFIDAVIT OF HEIRSHIP

ADDRESS NEW OWNER:	SEND TAX BILLS to:	Tax Map & Parcel NO.:
Marie A. Roberts	Marie A. Roberts	05015009900
3312 Spears Road	3312 Spears Road	
Nashville, TN 37207	Nashville, TN 37207	

KNOW ALL PERSONS by these presents that the undersigned heirs of Lula May Young, deceased, for adequate consideration, the receipt of which is hereby acknowledge, have bargained and sold and by these presents do remise, release and forever quitclaim unto Marie Roberts, her heirs and assigns, all rights, title and interest owned by the undersigned in a certain tract or parcel of improved land in Davidson County, Tennessee, being more particularly described on Exhibit A attached hereto and incorporated herein by this reference.

This quitclaim is made for the express purpose of vesting said Marie Roberts with one hundred precent (100%) ownership interest in and to the herein-described property.

> Being the same property conveyed by Quitclaim Deed, instrument number 20170918-0094974, from Lula May Young, also known as Lula Mae Young, an unmarried woman, to Lula May Young, an unmarried woman, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description.
>
> LAND IN Davidson County, Tennessee, being Lot No. 552, Section Three, Parkwood Estates of Record in book 3300, Page 31, Register's Office of Davidson County, Tennessee to which reference is hereby made for a more complete and accurate legal description
>
> Being the same property conveyed to Lula May Young (formerly known as Lula Mae Young), unmarried, by Deed from Chermeile Boone (formerly known as Chermeile Waller L. Waller unmarried) and husband, Theophilus Boone, of record in Document No. 20020322-0035335, said Register's Office.

The undersigned grantors who, along with said Marie Roberts, are the only heirs at law of Lula May Young, deceased, being first duly sworn according to law, declare as follows:

1. The property described on Exhibit A was vested in our mother, Lula May Young. She bought it in 2001. She was never married.
2. Our mother, Lula May Young died, intestate, on December 28, 2024.

3. The undersigned heirs were born to Lula May Young, children, namely Marie Roberts, and LeTonya Young. Both children survive. Lula May Young does not have any other children except those hereinabove named.

The undersigned grantors desire to (and do herein) convey my interest in the subject property to my sister, Marie Roberts, so that she alone will be the owner of the property.

DATED this 10th day of February, 2025.

LeTonya Young

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said state and county aforesaid, LeTonya Young, the within named Grantors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and seal, at office, in Madison, Tennessee this 10th day of February, 2025

Michelle Patterson

Notary Public

My Commission Expires: 07-21-2026

MICHELLE PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 07-21-2026

EXHIBIT "A"
LEGAL DESCRIPTION

LAND SITUATED IN THE COUNTY OF DAVIDSON IN THE STATE OF TN

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 552, SECTION THREE, PARKWOOD ESTATES OF RECORD IN BOOK 3300, PAGE 31, REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

Being the same property conveyed to Lula Mae Young, unmarried, by Deed from Chermeile Boone (formerly known as Chermeile Waller L. Waller unmarried) and husband, Theophilus Boone, of record in Document No. 20020322-0035335, said Register's Office.

Exhibit A

This instrument prepared by:
Leila H. Hale, Esq.
9041 South Pecos Road #3900
Henderson, NV 89074
Phone: 702-736-6400

Bill Garrett Davidson County
Batch# 1581 DEEDQC
09/18/2017 09:44:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20170918-0094974

63509838-
4161091

QUITCLAIM DEED

TITLE OF DOCUMENT

3389505229

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
Lula May Young	Lula May Young	Map/Parcel:
3312 Spears Road	3312 Spears Road	05015009900
Nashville, Tennessee 37207	Nashville, Tennessee 37207	

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **Lula May Young, also known as Lula Mae Young, an unmarried woman, who acquired title as unmarried**, by these presents do hereby quitclaim and convey unto the said **Lula May Young, an unmarried woman**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in **Davidson** County, **Tennessee**, described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to correct name on title.

This is unimproved ( ) property known as 3312 Spears Road, Nashville, Tennessee 37207
Improved ( )

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.