Prepared By:
Melanesia Harris
829 West Nocturne Drive
Nashville, Tennessee 37207

Karen Johnson Davidson County
Batch # 1240759 DEEDQC
02/26/2025 10 16 26 AM 3 pgs
Fees $17 00 Taxes $0 00

20250226-0014204

Mail Subsequent Tax Bills To:
Linda Sylvain
1106 Clay Street
Nashville, Tennessee 37208

The following oath of consideration is required on all deeds transferring property

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is $ 0 .

Linda V. Sylvain
Affiant

Subscribed and sworn before me, this 27 day of Nov , 2024

Notary
Commission Expires 7-6-2027

SYRETTIA L BROADY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

TAX INFORMATION #: 081-07-0-595.00

QUIT CLAIM DEED

THIS DEED is made this day of July 30, 2024, by and between the **"Grantor,"**

Linda Sylvain, an unmarried individual residing at 1106 Clay Street, Nashville, Tennessee 37208

AND the **"Grantees,"**

Linda Sylvain, an unmarried individual residing at 1106 Clay Street, Nashville, Tennessee 37208

Nathaniel Batiste Phillips-Sylvain, a married individual residing at 223 197th Street SE, Bothell, Washington 98012

Justin Marable, an unmarried individual residing at 625 West Nocturne Drive, Nashville, Tennessee 37207

FOR VALUABLE CONSIDERATION of the sum of zero dollars ($0.00), the receipt and sufficiency of which is hereby acknowledged, Grantor hereby quitclaims to Grantees and Grantees' heirs and assigns forever, all of Grantor's rights, titles, interests, and claims in or to the following described real estate (the **"Property"**), together with all hereditaments and appurtenances belonging thereto, located in Tennessee county, Tennessee, subject to any restrictions herein:

Property Address: 1106 Clay Street, Nashville, Tennessee 37208

Legal Description: Land in Davidson County, Tennessee, being Lot No. 33 on the Plan of Lobby Heights, as of record in Book 8264, Page 202, Register's Office for Davidson County, Tennessee, and described as follows: Said LOT No. 33 fronts 44.28 feet on the northerly margin of Clay Street

and extends back between parallel lines 107.00 feet to a dead line in the rear, measuring 44.28 feet thereon. Being the same property conveyed to Linda Sylvain by Warranty Deed from Linda Sylvain dated 12/21/90 and filed for record 12/27/90 of record in Book 8264, Page 202, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to Declaration of Covenants, Conditions and Restrictions of record in Book 8091, Page 751, and as amended in Book 8252, Page 832, said Register's Office; By-Laws of record in Book 8252, Page 837, said Register's Office; easements and setback lines as set forth on the above plan of record.

Vesting Information / Property Interest: Joint tenancy with rights of survivorship, not as tenants in common.

Grantor signed, sealed, and delivered this quit claim deed to Grantees on July 30, 2024.

Linda V. Sylvain
(Grantor's Signature)

Linda Sylvain
(Grantor's Printed Name)
Grantor's Address:
Linda Sylvain
1106 Clay Street
Nashville, Tennessee 37208

Linda V. Sylvain
(Grantee's Signature)

Linda Sylvain
(Grantee's Printed Name)
Grantee's Address:
Linda Sylvain
1106 Clay Street
Nashville, Tennessee 37208

(Grantee's Signature)

Nathaniel Batiste Phillips-Sylvain
(Grantee's Printed Name)
Grantee's Address:
Earl Nathaniel Sylvain
223 197th Street SE
Bothell, Washington 98012

(Grantee's Signature)

Justin Marable
(Grantee's Printed Name)
Grantee's Address:
Justin Marable
625 W Nocturne Drive
Nashville, Tennessee 37207_

STATE OF TENNESSEE)
) **SS.**
COUNTY OF DAVIDSON)

The foregoing Quit Claim Deed was acknowledged before me on 11-27-2024 by Linda Sylvain, who I am personally acquainted and/or proved to me on the basis of satisfactory evidence, and who acknowledged that THEY executed the within instrument for the purposes therein contained.

IN WITNESS THEREOF, to this Quit Claim Deed, I set my hand and seal.

Signed, sealed and delivered in the presence of:

(Signature of Notary)

Byrettia L. Broady
(Printed Notary Name) Davidson, Tennessee

My Commission expires: 7-6-2026

