Karen Johnson Davidson County
Batch# 1242432 DEEDQC
03/03/2025 10:21:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20250303-0015492

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

Gabriel Robert Lutz
Notary Public - State of New York
No. 01LU0014861
Qualified in Clinton County
My Commission Expires 10/25/2025

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF February, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JM-FC-25-4412

THIS INSTRUMENT WAS PREPARED BY

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Tanner Lee Tomes, Amanda Tomes, and Lela Maria Warren	**Same as new owner**	
(NAME) **4412 Park Avenue,**	(NAME)	**091-16-0-029.00**
(ADDRESS) **Nashville, TN 37209**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **DAWN ROGERS, SANDRA SOLOMON, JOLEEN LOGAN, AND RANDALL WARREN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **TANNER LEE TOMES, AMANDA TOMES, AND LELA MARIA WARREN** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. "exchange building" on the Plan of Charlotte Park Company's First Addition to Nashville of record in Plat Book 57, Page 103, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the northerly margin of Park Avenue, formerly First Avenue, at a point 100 feet east of a lot formerly owned by Misses Strong, said point being the southeast corner of the property conveyed to Mamie Murray by deed from Bessie Lovelace and husband, of record in Book 611, page 648, said Register's Office; thence with said Murray's easterly line, northwardly 150 feet; thence eastwardly and parallel with the northerly margin of Park Avenue 50 feet; thence southwardly and parallel with Murray's easterly line 150 feet to the northerly margin of Park Avenue; thence with same westwardly 50 feet to the beginning.

Also conveyed herein to the Grantee, is all of Grantor's interest, if any, in the 10 1/2 feet x 160 1/2 feet strip of land located adjacent to the Property and runs from the alley behind 4501 Charlotte Avenue to Park Avenue which is referenced in Book 641, page 274, in the Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Tanner Lee Tomes, Amanda Tomes, Duane A. Warren and Lela Maria Warren, as Tenants in Common by Special Warranty Deed from Leslie M. Riley of record in Instrument No. 20221003-0108737 Register's Office for Davidson County, Tennessee, dated September 13, 2022 and recorded on October 03, 2022.

The said Duane A. Warren having since died testate on April 3, 2024 though his Last Will and Testament was never admitted to probate. His interest in the subject property vested at death in Lela Warren, Dawn Rogers, Joleen Logan, and Randall Warren, and Sandra Solomon, his heirs at law; as evidenced by Affidavits of Heirship of record in Instrument Number ___202503030015490__ and -202503030015491__ in the Registers Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **4412 Park Avenue, Nashville, Tennessee 37209**.

Sandra Solomon

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 25th of February, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Witness my/our hand(s) this the 20th day of February, 20 25.

Dawn Rogers

Dawn Rogers

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 20th of February, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Joleen W. Logan

Joleen Logan

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 20th of February, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

Randall Warren

STATE OF New York
COUNTY OF Clinton

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

Witness my hand and official seal, this the 20th of February, 2025.

Notary Public
My Commission Expires: 10/25/2027
(SEAL)

RETURN TO:

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
(615)383-2903

Notarized online using audio-video communication

Gabriel Robert Lutz
Online Notary Public
State of New York
Clinton County
Commission #: 01LU0014861
Commission Expires: 10/25/2027

TENNESSEE CERTIFICATION OF ELECTRONIC DOCUMENT

I, Jordan Myers, 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 02/25/2025 (date of document).

Affiant Signature

Date 02/25/2025

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 25th day of February, 2025.

Notary Signature

MY COMMISSION EXPIRES: 11/3/25

SYDNEY KLETT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-03-2025