STATE OF TENNESSEE)
COUNTY OF Davidson)

Karen Johnson Davidson County
Batch # 1243217 DEEDQC
03/05/2025 03:54:03 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20250305-0016749

I HEREBY SWEAR OR AFFIRM THAT TO THE BEST OF THE AFFIANT'S KNOWLEDGE, INFORMATION AND BELIEF, THE ACTUAL CONSIDERATION GIVEN FOR THE TRANSFER IS ZERO DOLLARS ($0.00)

Litrechia D. Jackson
AFFIANT/GRANTEE

JOHNNY GRIMES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 17th DAY OF Febeaury 2025

NOTARY PUBLIC
MY COMMISSION EXPIRES SEPT. 6- 2027

This Instrument Prepared By:
Attorney Thomas Bailey
301 North Creek Blvd #827
Goodlettsville, TN 37072

Name and Address of New Owner:	**Name and Address of Entity Responsible for Payment of Real Property Taxes:**	**Tax Map Parcel No.:**
	New Owner	
Litrechia Darie Jackson	1208 Dalemere Dr. Nashville, TN 37207	08309011100

(Name)

1214 Forrest Ave
Nashville, TN 37206

(Street Address)

QUITCLAIM DEED

THIS INSTRUMENT, made and entered into this 15th day of January 2022, by and between **Charlotte Arizona Keesee** ("Grantor") and **Litrechia Darie Jackson** ("Grantee").

WITNESSETH

FOR AND IN CONSIDERATION of the sum of Zero Dollars ($0.00) and as a gift to the Grantee for domestic purposes, Grantor does hereby convey, transfer, remise, release, relinquish and quitclaim unto Grantee, Grantee's heirs and assigns, all of the Grantor's rights, title and interest in and to the following described real estate: 1214 Forrest Ave Nashville, Tn 37206 being found at Map-Parcel Number: **0830901110**

LAND in Davidson County, Tennessee, **being Lot No.** 23 west 10 feet of PT 22 BLK 2 ALLISON ADD, **of recorded in Plat Book** ~~161~~ 5478 **Page** ~~64~~ 424 in the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

SOURCE OF GRANTOR'S equitable interest in the property was conveyed to **Litrechia Darie from Charlotte Arizona Keesee,** now, by Warranty Deed in Record Book 5478 page 424, in the Register's Office of Davidson County, Tennessee, dated July 25, 1979. 5478 424

SUBJECT to any and all plats, easements, restrictions, and other matters of record. The above legal description is the same as that contained in the previous deed of record.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to both genders.

IN WITNESS WHEREOF, Grantor(s) have caused this instrument to be executed on the date first above written.

GRANTOR:
Charlotte Arizona Keesee
Charlotte Arizona Keesee

STATE OF TENNESSEE)

COUNTY OF Davidson)

Before me, the undersigned of the State and County aforesaid, personally appeared **Charlotte Arizona Keesee**, with whom I am personally acquainted or proved to me based on satisfactory evidence, and who, upon oath acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand an official seal at Nashville, Tennessee this the 17th day of Feb, 2022.

My Commission expires Sept 6 2022

Notary Public

JOHNNY GRIMES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY