Karen Johnson
Batch # 1247902
03/19/2025 10 34 39 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250319-0019537

This instrument prepared by:
(And return to:)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue S.
Nashville, TN 37212

# QUITCLAIM DEED

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP/PARCEL NO.: |
|---|---|---|
| Mildred Louise Booker<br>3722 Faulkner Drive<br>Nashville, TN 37211 | SAME | 147 08 0 154.00 |

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **James E. Booker, deceased and survived by his wife and beneficiary under Will, Mildred Louise Booker**, (the "Grantor"), has bargained and quitclaim, and by these presents does transfer and convey unto the said **Mildred Louise Booker** (the "Grantee"), her successors and assigns, all of his right, title and interest in and to that certain land in Davidson County, State of Tennessee, for the purpose of partitioning the property into two tracts, real property more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 126 on the Plan of Hillbrook, Section 3, of record in Book 3300, page 84, Register's Office for said county.

Said Lot No 126 fronts 77.0 feet on the easterly margin of Faulkner Drive and extends back 183.3 feet on the northerly line and 171.6 feet on the southerly line to a dead line in the rear, measuring 77.88 feet thereon.

Being the same property conveyed to **James E. Booker** by deed of record in **Book 8433, Page 766,** Register's Office for **Davidson** County, Tennessee. James E. Booker having deceased on the 10th day of March, 2021, Testate, and survived by his wife, Mildred Louise Booker. The James E. Booker Estate having been probated in Docket No. 21P-1044, in the Seventh Circuit Court (Probate Division) for Davidson Couty, Tennessee, wherein Mildred Louise Booker was devised all real and personal property of his estate.

The legal description contained herein is the exact same as in the prior vesting deed of record.

This is unimproved property known as: 3722 Faulkner Drive, Nashville, TN 37211.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

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.

WITNESS my hands this 12th day of March, 2025.

Mildred L. Booker

Mildred Louise Booker.
Grantor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Mildred Louise Booker**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand this 12th day of March, 2025.

NOTARY PUBLIC

My Commission expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY

STATE OF TENNESSEE )

COUNTY OF DAVIDSON )

The actual consideration for this transfer, or value of property (whichever is greater) is $Zero.

Mildred L. Booker

Affiant

Subscribed and sworn before me this 12th day of March, 2025.

NOTARY PUBLIC

My Commission Expires:

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 07/03/2028
DAVIDSON COUNTY