karen Johnson
Batch # 1269881
05/07/2025 11 50 19 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250507-0035729

Prepared By
James B Johnson
1300 Division Street, Suite 300
Nashville, Tennessee 37203
(615) 476-2885

From Mamie Garner
1735 14th Avenue North
Nashville, Tennessee 37208

Map/Parcel 081-10-0-076-00

To Mamie Garner, Jeanette Winston and Verna Cross
1735 14th Avenue North
Nashville, Tennessee 37208

Mail Tax Bill to New Property Owner:

Mamie Garner
1735 14th Avenue North
Nashville, Tennessee 37208

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is ten dollars and 00/100s ($10 00)

James B. Johnson
Affiant

Sworn to and subscribed before me, this 7th day of May 2025

Notary Public

My Commission Expires 11-8-2027

TAYLOR MARIE BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2027

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten dollars and 00/100s ($10 00) in hand paid to Mamie Garner, who resides at 1735 14th Avenue North, County of Davidson, City of Nashville, State of Tennessee (hereinafter known as the "Grantor"), Grantor hereby remise, release and forever quitclaim unto Jeanette Winston, Mamie Garner and Verna Cross, as joint tenant with rights of survivorship, one hundred percent (100%) of any and all rights, title, interest and claim owned by Grantor in and to those certain tracts or parcels of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by reference (the "Property")

The property is improved property known as 1735 14th Avenue North, Nashville, Tennessee 37208

Witness my hand this 7th day of May 2025

Mamie Garner
Signature of Grantor

Mamie Garner
Print Signatory's Name

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Mamie Garner, whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, she, executed the same voluntarily on the day the same bears date

Given under my hand this 7th day of May 2025

Notary Public

My Commission Expires 11-8-2027

TAYLOR MARIE BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2027

Exhibit A

Property Description

BEING the south 41 ½ feet of lot 287 McGavock and Witmores Addition fronting 41 ½ feet on West side of Alberta Avenue (Now 14th Avenue North) and running back West between parallel lines one hundred and seventy feet to an alley being the South 41 ½ feet of the 83 feet conveyed to Emily M Settle by deed recorded in Book 208, Page 368, Register's Office for Davidson County, Tennessee See Plan in Book 21, Page 41, of said Register's Office, and being part of the same property conveyed to Emily M Settle by the aforesaid deed to which reference is herewith made

BEING the same property devised to Melvin Riley Booker upon the death of Ida Bettie Booker on November 13, 2013, by and through her Last Will and Testament admitted to probate for muniment of title as evidence by the Order to Probate entered on December 18, 2013, as of record at Instrument No 20131226-0130003, Register's Office for Davidson County, Tennessee

BEING the same property conveyed to Mamie Garner by Executor's Deed from Marvin Dwayne Woods of record at Instrument No 20250507-0035728, Register's Office of Davidson County, Tennessee

The property address is 1735 14th Avenue North, Nashville, Tennessee 37208