THIS INSTRUMENT PREPARED BY:
Martin Heller Potempa & Sheppard, PLLC

Karen Johnson
Batch # 1278283
05/28/2025 08 18 11 AM
Fees $12 00 Taxes $0 00

Davidson County South
DEEDQC 37212
2 pgs

20250528-0041613

This Deed was prepared based upon information provided by the parties No independent title examination was conducted The preparer makes no representation as to the status of the title or the accuracy of the description

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is: **$0.00**.

Cynthia L. Alexander, AFFIANT

Subscribed and sworn to before me, this 16 day of May 2025.

NOTARY PUBLIC
My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Map/Parcel No.:
De'edrick Alexander 4117 Providence Park Lane Nashville, TN 37211	New Owner	0092633200

FOR AND IN CONSIDERATION of Zero and No/100ths Dollars ($0.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Cynthia L. Alexander, a single woman,** ("GRANTOR") has bargained and sold, and by these presents do transfer and convey unto **De'edrick L. Alexander,** ("GRANTEE") his heirs, successors and assigns, all of her right, title, and interest in that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Being Lot No. 52 on the map of L.C. Thuss Subdivision of record in Book 547, page 102, Register's Office for Davidson County.
Said Lot fronts 40 feet on the westerly side of 29th Avenue North and runs back between lines, 150 feet to an alley.

Being the same property conveyed from James Alford Dobbins to Carolyn Deloris Lipscomb via Affidavit of Heirship recorded in the Davidson County Register's Office on November 17, 2022 under Instrument number 20221117-0122511 and from Carolyn Deloris Lipscomb to Cynthia L. Alexander via Affidavit of Heirship recorded in the Davidson County Register's Office on 5-28, 2025 under Instrument number 20250528-0041612

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

This is **improved** property known as: **713 29th Avenue North, Nashville, Tennessee 37209.**

Witness our hands this the 16 day of MAY, 2025.

Cynthia L. Alexander, GRANTOR

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Witness my hand and official seal, this the 16 day of MAY, 2025.

Notary Public
My Commission Expires: 01-04-27

JESSICA ANN CLEGG
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM EXPIRES JANUARY 4, 2027