Karen Johnson
Batch # 1285613
06/18/2025 10 26 00 AM
Fees $17 00 Taxes $0 00
Davidson County
DEEDQC
3 pgs
20250618-0047977

# QUITCLAIM DEED

FROM
Dorothy Graham

**THIS INSTRUMENT PREPARED BY:**
Paul A. Rutherford
Brighter Day Law
107 Music City Circle, Suite 200
Nashville, TN 37214

TO
Gerald K. Graham
Michele D. Graham
Micheal J. Graham
Charlie A. Graham, Jr.

| Name & Address of Property Owner: | Send Tax Bills To: | Map & Parcel: |
|---|---|---|
| Gerald K. Graham, et al<br>1530 22nd Ave. N.<br>Nashville, TN 37208 | SAME | 081 15 0 062.00 |

**STATE OF TENNESSEE** )
)
**COUNTY OF DAVIDSON** )

The actual consideration for this transfer is $ -0-

Dorothy Graham
AFFIANT

Subscribed and sworn to before me
this 11 day of June 2025.

Paul A. Rutherford
NOTARY PUBLIC
My Commission Expires: 11-2-26

PAUL A. RUTHERFORD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

I, Dorothy Dean Graham (Grantor) hereby quitclaim to Gerald K. Graham, Michele D. Graham, Carl L. Graham, Micheal J. Graham and Charlie A. Graham, Jr. (Grantees) as tenants-in-common, while reserving a life estate in said real property for my lifetime, all of my interest in the following land:

> Land in Davidson County, Tennessee, being Lot No. 65 in s. A. Champion Subdivision of Lots 85 to 168 and Lots 169 to Lots 235 to 252 inclusive in the Harding Plan, a plan of which subdivision is on record in Book No. 161, page 132 of the Register's Office for Davidson County, Tennessee.
>
> Said Lot No. 65 front 50 feet on the east of Champion Avenue, (the name of Champion Avenue has been changed to Twenty-second Avenue North, and is present Twenty-second Avenue, North) and runs back between lines 154.7 feet to an alley, and being the same property conveyed to J. W. Benson by warranty deed from John C. Ernest, et ux, Dora Emest, of record in Book No. 1218, Page 171, Register's Office for Davidson County, Tennessee, and also being the same property conveyed to Marshall E. Weakley and wife, Altha Laura Weakley, by deed of L. B. Sikes dated August 13, 1945, of record in Book 1340, Page 70, Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Dorothy Graham by Quitclaim Deed from Charlie A. Graham Jr., Michael J. Graham, Carl L. Graham, Gerald K. Graham, and Michele D. Graham of record in Book 10945, Pages 230-231, Register's Office for Davidson County., Tennessee.

**WITNESS** my hand this 11 day of June, 2025.

Dorothy Graham

DOROTHY D. GRAHAM

STATE OF TENNESSEE )
)
COUNTY OF DAVIDSON )

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Dorothy Graham, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 11 day of June 2025.




NOTARY PUBLIC

My Commission Expires: 11-2-26

**This instrument was prepared from information supplied by the parties. No title examination, survey, or settlement has been performed, and the preparer of this instrument shall not be held responsible for any matter that could have been resolved by a title examination, survey, or settlement.**