QUITCLAIM DEED

STATE OF Tennessee COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $10 00

Gertrude Collier
Affiant

Subscribed and sworn to me on June 20th, 2025

NOTARY PUBLIC

My Commission Expires January 11, 2028

CHENEE BEENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN

This deed was prepared based solely upon information supplied by the Grantor, and a title search.

Karen Johnson
Batch # 1288191
06/20/2025 02 03 26 PM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250620-0048569

THIS INSTRUMENT WAS PREPARED BY
John Cobb Rochford
Rochford Law & Real Estate Title, PLLC
2200 Abbott Martin Road
Nashville, TN 37215

NAME/ADDRESS OF NEW OWNER.	SEND TAX BILLS TO	MAP – PARCEL #
Gertrude Collier, Quanisha Booker, & Joshua Craig 817 JOSEPH AVE NASHVILLE 37207	Same as New Owner	082 07 0 526.00

This instrument was prepared solely from information supplied by the parties hereto without the benefit of title examination, and the preparer makes no representations or warranties of any kind to any person or entities as to the accuracy or correctness of the information contained herein including, without limitations, status or quality of title, restrictions, physical or legal encroachments, zoning, fitness for any particular use, accuracy of the legal description, legal disability or competency of any party to this instrument, lawful access to or easement for the property described herein or any other matter related to the property or the conveyance herein made. The preparer of this instrument has provided no legal advice or counsel to any party to this transaction including, without limitation, advice or counsel related to federal, state, or local consequences connected herewith; and, any effected party is advised to, prior to closing of this transaction, seek the advice of a competent tax attorney or certified public accountant with respect to such tax consequences. The preparer of this instrument was retained for the sole purposes of drafting this instrument and has not acted as "settlement agent," "closing agent", or in any capacity other than drafter to this instrument.

KNOW ALL MEN BY THESE PRESENTS that Gertrude Collier, hereinafter called **"GRANTOR,"** for and in consideration of the sum of Ten ($10 00) Dollars, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto Gertrude Collier, Quanisha Booker and Joshua Craig, joint tenants with rights of survivorship, hereinafter called **"GRANTEES,"** their successors and assigns, her entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows

Lying and being in the County of Davidson, State of Tennessee, and being more particularly described as follows·

Being Lot No 39 on the Plan of the Nashville Housing Authority S/D No 1, as of record in Book 3700, page 42, Register's Office for Davidson County, Tennessee

Said Lot No. 39 fronts 57.5 feet on the easterly margin of Joseph Avenue and runs back between parallel lines measuring 135 7 feet on each line to a dead line in the rear measuring 57.5 feet thereon.

Being the same property conveyed to Eugene P Collier and wife Gertrude Collier by Warranty Deed from Andrew Ewing, Trustee for MayFiar Homes, Inc., & Evans & Crookett, Inc. d/b/a Evans-

Crockett-Mayfair, dated July 1st, 1966, of record in Book 4034, page 992, Register's Office for Davidson County, Tennessee. Eugene P Collier has since died

This is improved property, known as 817 Joseph Ave , Nashville, TN 37207.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand on June 20th, 2025

Gertrude Collier

STATE OF Tennessee

COUNTY OF Davidson

On June 20th, 2025, before me personally appeared **Gertrude Collier**, to me known (or proved to me on the basis of satisfactory evidence) to be the person described in and who executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal on June 20th, 2025

NOTARY PUBLIC

My Commission Expires. January 11, 2026

CHENEE BEENE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN