Karen Johnson
Batch # 1303227
07/29/2025 10 29 30 AM
Fees $12 00 Taxes $0 00
Davidson County
DEEDQC
2 pgs
20250729-0059727

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

QUITCLAIM DEED

ADDRESS NEW OWNER	SEND TAX BILLS TO·	MAP & PARCEL NO:
Robert H. Denton 2013 Manchester Avenue Nashville, TN 37218	New Owner	06916003100

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Sandra R. Denton,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Robert H. Denton,** all of her rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

Land in the 13th Civil District of Davidson County, Tennessee, and being further described as follows:

Beginning at a point in the Westerly margin of Manchester Avenue, 80 feet Southerly from State Highway No. 112; thence with the Northerly line of the lot being described and with the Southerly line of other property owned by the said John L. Robins and Westerly 150 feet to the Easterly line of the McCool property; thence with said line and Southerly 50 feet to a point; thence Easterly and parallel with said State Highway 150 feet to the Westerly margin of said Manchester Avenue, thence Northerly with he same 50 feet to the point of beginning.

Being the same property conveyed to Robert H. Denton by Quitclaim Deed from Theresa Keegan a/k/a Theresa Hollars and Raymond Denton and Robert H. Denton, Individually and as Heirs to the Estate of Nellie Ruth Denton, of record in Instrument No. 20101118-0092383, Register's Office for Davidson County, Tennessee, dated November 1, 2010 and recorded on November 18, 2010.

Grantor acknowledges that she is conveying any marital interest that she has in the real property. Grantor further acknowledges that she was never a vested owner and does not occupy the real property conveyed herein.

This is improved property known as **2013 Manchester Avenue, Nashville, TN 37218.**

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.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 25 day of July, 2025.

GRANTOR:

Sandra R. Denton

Sandra R. Denton

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Sandra R. Denton,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 25 day of July, 2025.

NOTARY PUBLIC

R.L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON

My Commission Expires: Nov 8 2027

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is ~~$0.00~~.

Affiant

Subscribed and sworn to before me, this 25 day of July, 2025.

NOTARY PUBLIC

My Commission Expires: Nov 8, 2027

R.L. MOORE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF DAVIDSON