Karen Johnson Davidson County
Batch# 1353184 DEEDQC
12/03/2025 11:36:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251203-0095888

This Instrument Prepared by & Return to: Providence Title, LLC
25 Century Blvd, Suite 402, Nashville, TN 37214

QUIT CLAIM DEED

FOR AND IN CONSIDERATION of the sum of One Dollar and no/100 ($1.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, the undersigned, **Mary L. Black** ("Grantor"), a single woman, hereby remise(s), release(s), convey(s), and quit claim(s) unto **Shanta Conwell,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Parcel 1 - 0 W Greenwood Ave, Nashville, TN 37206 M&P 082-04-0-165.00
Land in Davidson County, Tennessee, being Lot No. 59 on the Map of Thornby Place, as of record in Book 332, page 3, Register's Office for Davidson County, Tennessee. Said Lot No. 59 fronts 50 feet on the southerly side of West Greenwood, formerly Edgar Avenue, and runs back between parallel lines 145 feet to an alley.

Parcel 2 - 802 W Greenwood Ave, Nashville, TN 37206 M&P 082-04-0-164.00
Land in Davidson County Tennessee, being Lot No. 60 on the Map of Thornby Place, as of record in Book 332, page 3, Register's Office for said Davidson County, Tennessee. Said Lot No. 60 fronts 50 feet on the southerly side of West Greenwood, formerly Edgar Avenue, and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to Warren H. Black by Quit Claim Deed from Mary Stewart Davis, a widow of record in Book 10027, Page 10 and re-recorded at in Book 10225, page 449,, Register's Office for Davidson County, Tennessee.

Warren H. Black deceased on or about January 17, 2013. Leaving Mary L. Black as his remaining heir by Affidavits of Heirship recorded in Instrument No. 20230104-0000714 and Instrument No. 20230104-0000715 in aforementioned Register's Office.

IN TESTIMONY WHEREOF I/we have executed this instrument the 2 day of **December, 2025.**

Mary L. Black

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Mary L. Black** 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 office this 2 day of **December, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.6.29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

For recording information only

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that to the best of affiant's knowledge, belief and information, the actual consideration for the transfer is **$0.00.**

AFFIANT

SUBSCRIBED AND SWORN before me this the 2 day of **December, 2025.**

NOTARY PUBLIC

MY COMMISSION EXPIRES: 3.6.29

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

PROPERTY OWNER: **Shanta Conwell**
OWNER'S ADDRESS: 3048 Indiana Ave, Nashville, TN 37209
MAIL TAX BILLS TO: owner at owners address

Certificate of Authenticity

I, Holly A. Mason, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on December 2, 2025.

Affiant Signature

12/2/25
Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 2 day of December, 2025.

Notary's Signature

(Notary Seal)

ASHLEE D. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 9/7/2026