Karen Johnson Davidson County
Batch# 1353191 DEEDQC
12/03/2025 11:48:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20251203-0095898

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 Louise Black** ("Grantor"), a single woman, hereby remise(s), release(s), convey(s), and quit claim(s) unto **Mary Louise Black, a life estate, and remainder to Shanta Conwell,** (Grantee), all of her rights, title, and interests in the following described real property, to wit:

Parcel 1 - 844 Clayton Ave, Nashville, TN 37204 M&P 118 05 0 174.00

Being Lot No. 7 on the Map of C. B. Kelley's Subdivision of the south parts of Lots 29, 30 and 31, Battlefield Estates, Section No. 1, not of record, and described according to a survey made thereof by Z. J. Wilkinson, Surveyor, dated August 4, 1971, as follows:

BEGINNING at a point in the north margin of Clayton Avenue, 300 feet east of the easterly margin of Craig Avenue; thence northerly 175 feet to a point; thence easterly 75 feet to a point, the common corner of Lots Nos. 6 and 7 on said unrecorded plan; thence with the line between said two lots, southerly 175 feet to the north margin of Clayton Avenue; thence with said margin of said Avenue, westerly 75 feet to the point of the beginning.

Being the same property conveyed to Warren H Black and wife Mary Louise Black by Warranty Deed dated February 21, 1974 of record at Book 4790, Page 670 in the Register's Office of Davidson County, Tennessee. Warren H. Black deceased on or about January 17, 2013, leaving his wife Mary Louise Black as the remaining tenant by the entirety.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the property. The parties hereto acknowledge that this document was prepared without the benefit of a title search and or survey.

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

Mary Louise Black

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said state and county, **Mary Louise 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 2nd 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.**

Shanta Conwell
AFFIANT

SUBSCRIBED AND SWORN before me this the 2nd 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