Karen Johnson Davidson County
Batch # 1478176 DEEDQC
09/28/2026 10:13:53 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260928-0089436

THIS INSTRUMENT PREPARED BY:
ForthRight Title, LLC
116 Maple Row Blvd.
Hendersonville, TN 37075

The legal description has been furnished to the preparer by the Grantor, by third party, or has been obtained from the record title. The prepared assumes no liability as to the accuracy or content thereof. This deed was prepared without a title search. Therefore no representation is made by the preparer as to the status of the title to the property conveyed nor compliance with subdivision regulations. Preparer assumes no liability as to the state of title of the property, unless a separate title opinion is furnished to the Grantee, and then only to the extent of the state of title to the property as set forth in the title opinion.

FAILURE TO RECORD THIS DOCUMENT IMMEDIATELY AT THE APPROPRIATE REGISTER OF DEEDS OFFICE MAY SERIOUSLY JEOPARDIZE YOUR RIGHTS IN THE PROPERTY.

QUITCLAIM DEED

Address New Owner & Send Tax Bills To:
Annie M. Southall & Mary Southall 2309
14th Ave N.
Nashville, TN 37208
TAX ID 081-03-0-057.00

THIS QUITCLAIM DEED made and entered into on the day and date last written by and between, **Annie M. Southall**, hereinafter referred to as the "GRANTOR" and **Annie M. Southall and Mary Southall**, hereinafter referred to as the "GRANTEE":

WITNESSETH

FOR AND IN CONSIDERATION of the sum of One and No/100 ($1.00) Dollars cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable consideration, **Annie M. Southall**, has this day quitclaimed unto **Annie M. Southall and Mary Southall, joint tenants with rights of survivorship, and not as tenants in common** all my right, title and interest in and to certain real property located in Davidson County, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being the northerly 7.5 feet of Lot No. 32 and the southerly 42.5 feet of Lot No. 33 on the Plan of H. N. Myers Subdivision, as of record in Book 21, page 48, Register's Office for said County, and more particularly described as follows:

Beginning at a point in the Westerly margin of 14th Avenue North, said point being 82.5 feet southerly from Kellow Street and 7.5 feet southerly from the southeast corner of Lot No. 34 on said Plan; thence southerly along the westerly margin of said 14th Avenue North 50 feet to a point in said Avenue, 7.5 feet southerly line from the northeast corner of Lot No. 32 on said plan; thence westerly and parallel to the north line of said Lot No 32, 150 feet to a point in the easterly line of an alley; thence northerly 50 feet to a point 7.5 feet southerly from the southwest corner of Lot No. 34 of said Plan; thence easterly parallel to the south line of said Lot No. 34, 150 feet to the point of beginning.

Being the same property conveyed to Annie M. Southall on 07/14/2006, by deed from William H. Southall, George Southall, Annie M. Southall, Garfield Southall, Rose Summers and Robert Green, Trustee, filed for record on 08/16/2006 in Instrument No. 20060816-0101138, in the Register's Office for Davidson County Tennessee.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

In Witness Whereof, the undersigned has hereunto set her hand on this the 21 day of September, 2026.

Annie M. Southall

Annie M. Southall

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Annie M. Southall**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 21 day of September, 2026.

Notary Public
Commission Expiration: _____

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-21-2030

State of Tennessee
County of Davidson

The Actual Consideration of this transfer is **$ 0.**

Mary Southall

Affiant

Subscribed and sworn before me this 21 day of September, 2026.

Notary Public
My commission expires: _____

JAKE CRUM
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 04-21-2030