Davidson County DEEDQC
Recvd: 04/25/13 15:19 3 pgs
Fees:17.00 Taxes:0.00
20130425-0041383

**After Recording Return To:**

**Prepared** P. DeSantis, Esq.
235 W. Brandon Blvd, #191
Brandon, Florida 33511
866-755-6300

**Map & Parcel:**
072-12-1-178.00

13-44083

# QUIT CLAIM DEED

{Exempt from Taxation Pursuant to T. C. A § 67-4-409 (3) (A) (ii)}
[this deed is being executed to update marital name and status to title]

**New Owner/ Property Being Conveyed**
William Tyler Brown
Mary Ashley Brown
1909 Stratford Avenue
Nashville, TN 37216

**Send Tax Bills To:**
New Owner

**Mail Tax Statement To:**
New Owner

THIS INDENTURE, made this 17th day of April, 2013, between WILLIAM TYLER BROWN and MARY ASHLEY BROWN formerly known as Mary Ashley Norman, a now married couple, residing at 1909 Stratford Avenue, Nashville, TN 37216, hereinafter referred to as "**Party of the First Part**" and WILLIAM TYLER BROWN and MARY ASHLEY BROWN, husband and wife, as tenants by the entireties, hereinafter referred to as "**Party of the Second Part.**"

**WITNESSETH**

That the said Party of the First Part, for and in consideration of the sum of Ten Dollars ($10.00) and no other good and valuable consideration in hand paid by the said Party of the Second Part, the receipt of which is hereby acknowledged, has bargained, sold, remised, released and QUIT-CLAIMED, and, does hereby bargain, sell remise, release and QUIT-CLAIM unto the said Party of the Second Part, the following described premises, to wit:

**Situated in Davidson County, Tennessee and being further bounded and described as follows:**

**LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 214 ON THE PLAN OF BURCHWOOD GARDENS, SECTION II, OF RECORD IN PLAT BOOK 2900, PAGE 66, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.**

**THIS CONVEYANCE IS SUBJECT TO ALL MATTERS APPEARING ON THE PLAN OF RECORD IN BOOK 2900, PAGE 66, SAID REGISTER'S OFFICE.**

**SUBJECT TO ALL MATTERS OF RECORD.**

**BEING THE SAME PROPERTY AS CONVEYED TO WILLIAM TYLER BROWN AND MARY ASHLEY NORMAN, BOTH UNMARRIED AS JOINT TENANTS WITH**

**RIGHTS OF SURVIVORSHIP BY DEED FROM CHRISTOPHER J. LEMONS AND AARON R. MEIER, BOTH UNMARRIED, RECORDED JULY 31, 2006 IN DOCUMENT NO. 20060731-0092552 IN THE OFFICIAL RECORDS OF DAVIDSON COUNTY, TENNESSEE.**

**PROPERTY ADDRESS:** 1909 Stratford Avenue, Nashville, TN 37216
***The legal description was obtained from a previously recorded instrument.***

IN WITNESS WHEREOF, the said Party of the First Part has hereunto set a hand and seal the day and year first above written.

**WILLIAM TYLER BROWN**

**MARY ASHLEY BROWN**
formerly known as Mary Ashley Norman

**STATE OF TENNESSEE** }
**COUNTY OF** Davidson }

On this 17 day of April, 2013, before me personally appeared **WILLIAM TYLER BROWN** and **MARY ASHLEY BROWN** formerly known as Mary Ashley Norman to me known (or proved to me on the basis of satisfactory evidence) to be the persons described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

DeAnna Gwyn
NOTARY PUBLIC

My Commission Expires: 4/7/2014 Deanna Gwyn

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater is $ 10.00.

**WILLIAM TYLER BROWN**

**MARY ASHLEY BROWN**
formerly known as Mary Ashley Norman

Subscribed and sworn to before me this 17 day of April, 2013.

DeAnna Gwyn
NOTARY PUBLIC

My Commission Expires: 4/7/2014 Deanna Gwyn

No title search was performed on the subject property by the preparer of this document. The preparer has not had any contact with the Grantor(s) nor Grantee(s) herein and no legal advice was given to any party. Information contained in this instrument was provided to preparer by an agent for said Grantor Preparer is not responsible for scheduling the closing; the execution of this document; the validity of any power of attorney, if one is being used; the collection of taxes nor the recording of this instrument. Preparer not responsible for typed or hand written additions made to this instrument after its preparation.

DEANNA GWYN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

# True Copy Certification

I, Jeff Havenga, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Pennsylvania
County of Chester

Personally appeared before me, Kimberly F Heit, a notary public for this county and state, Jeff Havenga, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Signature

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KIMBERLY F. HEIT, Notary Public
Tredyffrin Twp., Chester County
My Commission Expires August 29, 2014