BILL GARRETT, Davidson County
Trans:T20130072290 DEEDQC
Recvd: 08/21/13 12:39 2 pgs
Fees:12.00 Taxes:0.00

20130821-0088198

QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Ralph Brown Alda Brown
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF August 2013

Candace Tate
Notary Public

MY COMMISSION EXPIRES: January 9, 2016
(AFFIX SEAL)

CANDACE TATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 9, 2016

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ralph Brown and Alda Brown	New Owner	
(NAME)	(NAME)	
3214 Dinah Court		
(ADDRESS)	(ADDRESS)	08507001900
Nashville, TN 37214		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **Ralph N. Brown, Jr. and wife Alda L. Brown** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **Ralph N. Brown, Jr. and wife Alda L. Brown**, HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF MY RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

THE PURPOSE OF THIS INSTRUMENT IS TO OBTAIN SEPARATE MAP & PARCEL NOS. FOR EACH LOT.

Tract 1:
Property Address: 3212 Dinah Court, Nashville, TN 37214

The following described parcel of land located in Davidson County, Tennessee and more particularly described as follows to-wit:

Being Lot No. 240 on the Plan of Stanford Country Club Estates, Section 4, as of record in Book 2900, pages 83 and 84, Register's Office, Davidson County, Tennessee.

Said Lot No. 240 fronts 90.8 feet on the northwesterly side of Dinah Court and extends back 244.1 feet on the northeasterly line and 243.35 feet on the southwesterly line to a dead line in the rear, measuring 102.87 feet thereon.

Being part of the same property conveyed to the within named Grantors by Quitclaim Deed as of record in Instrument No. 20120221-0014707, Register's Office for Davidson County, Tennessee.

Tract 2:
Property Address: 3214 Dinah Court, Nashville, TN 37214

Being Lot No. 241 on the Plan of Stanford Country Club Estates, Section 4, as of record in Book 2900, pages 83 and 84, Register's Office, Davidson County, Tennessee.

Beginning at a point in the northwesterly margin of Dinah Court at the corner of Lots Nos. 241 and 242; thence with the line between said lots, northwesterly 210 feet to a point; thence southwesterly 166.4 feet to a corner of Lot No. 240; thence with the line between Lots Nos. 240 and 241, southeasterly 244.1 feet to the margin of Dinah Court; thence with the margin of said Court in a northerly direction, around a curve, 127.14 feet to the point of beginning.

Being part of the same property conveyed to the within named Grantors by Quitclaim Deed as of record in Instrument No. 20120221-0014707, Register's Office for Davidson County, Tennessee.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEES &/OR GRANTORS. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

property known as **3212 & 3214 Dinah Court, Nashville, Tennessee 37214**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the 3 day of August, **2013.**

Ralph N. Brown, Jr.

Alda L. Brown

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ralph N. Brown, Jr. and wife Alda L. Brown**, the within named bargainor, 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 the 3 day of August 2013.

Notary Public

My Commission Expires:

CANDACE TATE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JAN. 9, 2016

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212