Davidson County DEEDQC
Recvd: 04/20/15 10:32 4 pgs
Fees:22.00 Taxes:0.00
20150420-0034817

This instrument prepared by Vidmar & Hardesty, Ltd., John Vidmar (TN Bar#032525), 1971 West Fifth Avenue, Suite 4, Columbus, Ohio 43212

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that the Grantor, **Joe T. Brown, widowed and remarried to Lee Anna Harris and the surviving spouse of Nancy H. Brown, a/k/a Nancy Pearl Brown** for Ten Dollars ($10.00) and other valuable consideration paid, warrants the title against all person whomsoever and does hereby conveys unto the Grantees, **Joe T. Brown and Lee Anna Harris, Husband and Wife,** as tenants by the entireties, whose address is 3227 Mayer Lane, Nashville, Tennessee 37218, the following described real property located in Davidson County, State of Tennessee and further described as follows:

Being Lot No. 113 on the plan of Bordeaux Hills, Section IV, of record in Book 3600, Page 49, Register's Office for said County.

Said Lot No. 133 fronts 55 feet on the Westerly side of Mayer Lane and runs back 117.4 feet on the Northerly line and 119.05 feet in the Southerly line to a deed line in the rear on which it measures 55.05 feet.

Be the same more or less, but subject to all legal highways.

The Grantor(s) do(es) hereby covenant with the Grantee(s) that they are lawfully seized of the above described real estate, that he has good right to sell and convey the said real property said the property is unencumbered except as to:

Easements and restrictions of record, zoning ordinances, real estate taxes and assessments, if any, prorated to the date of this deed.

County Parcel number: 080 08 0 197.00
Street address of property: 3227 Mayer Lane, Nashville, Tennessee 37218
Prior Instrument Reference by which Grantors acquired title: Book 4746, Page 340 in the Recorder's Office, Davidson County, Tennessee.
Mail Tax Statements to: Joe T. Brown and Leeanna Brown, 3227 Mayer Lane, Nashville, Tennessee 37218.

Joe T. Brown and Nancy H. Brown, a/k/a Nancy Pearl Brown, held title to the property as Tenants by the Entirety. The said Nancy Pearl Brown died on December 29, 1995, as evidenced by a Certificate of Death, attached hereto as Exhibit "A", thereby vesting fee simple title to the above described premises in his surviving spouse, the said Joe T. Brown, Grantee herein, by operation of law.

201502-241

Signed this 3 day of April, 2015.

Signatures of Grantor:

Joe T. Brown

Joe T. Brown

STATE OF TENNESSEE, COUNTY OF DAVIDSON, SS:

BE IT REMEMBERED That on this 3 day of April, 2015 before me, the subscriber, a Notary Public in and for said state, duly commissioned and qualified, personally came Joe T. Brown, known to me, or proved to me on the basis of satisfactory evidence, to be the Grantor in the foregoing deed, and acknowledged by the signing thereof to be his free and voluntary act and deed.

In testimony whereof, I have hereunto subscribed my name and affixed my official seal on the day and year last aforesaid.

Notary Public

COMMISSION EXPIRES

11/6/2017

ALVIN JOHNSON, SR.
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Property Address: 3227 Mayer Lane, Nashville TN 37218
Tax Parcel: 080 08 0 197.00

Affidavit of Value

I swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $ 10.00 . That amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Melinda Turan
Affiant

Sworn to and subscribed before me this 17th day of April, 2015.

Stacy A Casey
Notary Public

My commission expires: 4/20/17.

Stacy A. Casey
NOTARY PUBLIC
Baltimore County, Maryland
My Commission Expires 4/20/17

True Copy Certification

I, MELINDA ALBAN, 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.

Melinda Alban
Signature

State of MARYLAND

County of MONTGOMERY

Personally appeared before me, Stacy A. Casey, a notary public for this county and state, Melinda Alban who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Stacy A. Casey
Notary's Signature

My Commission Expires: 4/20/17
Notary' Seal (if on paper)

Stacy A. Casey
NOTARY PUBLIC
Baltimore County, Maryland
My Commission Expires 4/20/17