Karen Johnson Davidson County
Batch# 331874 DEEDQC
12/18/2019 02:48:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20191218-0130714

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Elizabeth S Brittain Affiant Subscribed and sworn to before me, this 13 day of December, 2019. Cindy Gabbard Notary Public My Commission Expires: 08-02-2022

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Elizabeth S. Brittain 2308 Belmont Blvd. Nashville, Tennessee 37212	SAME	104-16-0-376.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Elizabeth S. Brittain**, a widow, hereinafter called the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A

attached hereto and incorporated herein by reference to **Elizabeth S. Brittain**, hereinafter called the Grantee, and the Grantee's heirs and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 13 day of December, 2019.

Elizabeth S Brittain

Elizabeth S. Brittain

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Elizabeth S. Brittain, with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 13th day of December, 2019.

CINDY BASKINS STATE TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-02-2022

My Commission Expires: _____

Cindy Baskins
Notary Public

EXHIBIT A

Legal Description

LAND in Davidson County, Tennessee, being the southerly 50 feet of Lot No. 120 on the plan of Belmont Land Co.'s Plan, of record in Book 421, Page 34, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 120 fronts 50 feet on the northeasterly margin of Belmont Boulevard and extends back 170 feet on the northwesterly line and 180 feet on the southeasterly line to an alley in the rear, measuring 79 feet thereon.

Being the same property conveyed to Elizabeth S. Brittain and spouse, Scott C. Brittain, by Warranty Deed from MD Properties, LLC, a Tennessee Limited Liability Company, of record in Instrument No. 20180329-0029335, Register's Office for Davidson County, Tennessee.

Scott C. Brittain died on October 15, 2018.

This conveyance is made subject to: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable play of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee(s) here.

This is improved property known as 2308 Belmont Blvd, Nashville, Tennessee 37212.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

