Karen Johnson Davidson County
Batch# 342532 DEEDQC
01/13/2020 12:05:52 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200113-0004430

THIS INSTRUMENT PREPARED BY:
Midtown Title, LLC
1704 Charlotte Avenue #105
Nashville, Tennessee 37203

Address New Owner:	Send Tax Bills To:	Map-Parcel Number(s):
Renay Lawson Brown 820 Harbor View Terrace Old Hickory, TN 37138	New Owner	Tract I: 05312006000 Tract II: 05312022200

STATE OF TENNESSEE)
COUNTY OF _____)
The actual consideration or value, whichever is greater, for this transfer is $-0-

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
Renay Lawson Brown, Affiant
Subscribed and sworn before me this the
13 Day of JAN, 2020.
AHayes, Deputy Register

19.

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Lucille B. Long, a widow**, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and quitclaim to **Renay Lawson Brown**, hereinafter called the Grantee, and Grantee's heirs and assigns, all of Grantors' interest in and to those certain tracts or parcels of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Tract I:

Land in Davidson County, Tennessee, being part of Tract No. 2 on the unrecorded Plan of Life and Casualty Insurance Company's Property, near Old Hickory, and being known as the Westerly part of Tract No. 5 on an unrecorded plan of said property by J.G. Reynolds, and described according to a survey by Harvey Gee, February 12, 1947, as follows:

Beginning at a point in the southerly line of said Lot No. 5, 292 feet West of the center line of Old Hopewell Road, being in the north line of a 10 foot strip marked "right-of-way"; thence with the line of said "10 foot" right-of-way, westerly 75 feet to an iron pin; thence north 42 degrees 06' west 89.5 feet to the corner of Lots 4 and 5 of said Harvey Gee survey; thence with the line between said

lots, north 42 degrees 13' East 82 feet to a point: thence southeasterly 100 feet more or less to the beginning.

Being the same property conveyed to Harold H. Long and wife, Lucille B. Long, by Warranty Deed from Robert W. Downing Jr. and wife Ruby R. Downing, dated August 27, 1953, and of record in Book 2195, page 49, Register's Office for Davidson County, Tennessee. The said Harold H. Long died on December 21, 2009 leaving Lucille B. Long as the surviving tenant by the entirety.

This is improved property more commonly known as: 104 Ray Avenue, Old Hickory, TN 37138.

Tract II:

Land in Davidson County, Tennessee, being Lot No. 2 as shown on the Final Subdivision Plan of Property of James W. Spain and wife, Grace D. Spain, as of record in Plat Book 8250, page 124, Register's Office for Davidson County, Tennessee, to which plat reference is here made for a more complete and accurate description of said lot.

Being the same property conveyed to Harold H. Long and wife, Lucille B. Long, by Warranty Deed from Sandra Lois Spain (now Poteete), and James Donald Spain, dated August 14th, 1992, and of record in Book 8705, page 529, Register's Office for Davidson County, Tennessee. The said Harold H. Long died on December 21, 2009 leaving Lucille B. Long as the surviving tenant by the entirety.

This is unimproved property located adjacent to Tract I being more commonly known as: 104 Ray Avenue, Old Hickory, Tennessee

This instrument was prepared from information supplied by the Grantor. No title examination, survey, or settlement has been performed and Midtown Title, LLC shall not be responsible for any matter that could have been resolved by a title examination, survey, or settlement.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

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

IN WITNESS WHEREOF, this instrument has been executed this the 4th day of January ~~2019~~ 2020

GRANTOR:

Lucille B. Long

Lucille B. Long

Notary Acknowledgment

STATE OF TENNESSEE)

COUNTY OF Davidson).

Before me, the undersigned, of the State and County aforesaid, personally appeared **Lucille B. Long**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

IN WITNESS WHEREOF, this the 4th day of January, 2019.

KAREN L. OSMENT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Karen L Osment
Notary Public
My Commission Expires: 9-7-21