Karen Johnson Davidson County
Batch# 481453 DEEDQC
09/23/2020 11:57:32 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20200923-0109234

This Instrument Prepared By:
John A. Gupton III
Baker, Donelson, Bearman, Caldwell & Berkowitz, PC
Baker Donelson Center, Suite 800
211 Commerce Street
Nashville, Tennessee 37201

QUITCLAIM DEED

Address New Owner as Follows:	*Send Tax Bills To*
Kenneth L. Brown 1624 12th Avenue North Nashville, TN 37208	Same
Map & Parcel No.: 081 11 0 545.00	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) and other good and valuable consideration, receipt of which is hereby acknowledged, I, Gladys M. Sowell, unmarried, ("Grantor") do hereby quitclaim and convey unto Kenneth L. Brown, _____, ("Grantee"), his successors and assigns, a fifty percent (50%) undivided interest of my right, title and interest in and to a certain tract or parcel of land described in Exhibit A, attached hereto and made a part hereof (the "Property").

This is improved Property known as 1624 12th Avenue North, Nashville, TN 37208.

The Property is conveyed subject to such limitations, restrictions and encumbrances as may affect the Property.

[Signature page to follow.]

Exhibit A

Being the northerly sixty-four feet of Lot No. 126 in D.T. McGavock's and others Addition to Nashville, Tennessee, known as the Addition to the Tow of McGavock, a plan of which is of record in Book 21, page 41, of the Register's Office for Davidson County, Tennessee.

Beginning at the northwest corner of Lot No. 126 and running southwardly 64 feet to a point; thence eastwardly and parallel with the north line of said Lot 154 feet to an alley; thence northwardly along the westerly margin of said alley 64 feet to the northeast corner of Lot No. 126; thence along the northerly line of Lot No. 126 and parallel with the southerly line 154 feet to the point of beginning.

Being the same property conveyed to William I.G. Sowell and his wife, Gladys M. Sowell by deed from Dena Sowell, a widow, as of record in Book 4575, page 496, Register's Office for Davidson County, Tennessee; the said William I.G. Sowell having since died.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 18th day of Sept, 2020.

Gladys M. Sowell / Kenneth L. Brown, POA

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, Gladys M. Sowell , 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 executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office, this 18th day of Sept, 2020

NOTARY PUBLIC

My Commission Expires:
My Commission Expires
December 7, 2020

TERENCE A. POWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

4821-6243-7220
2860000-002240

STATE OF TENNESSEE)
COUNTY OF Davidson)

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 18th day of Sept, 2020

NOTARY PUBLIC

My Commission Expires:
My Commission Expires
December 7, 2020

TERENCE A. POWELL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

4821-6243-7220
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