**BOX 10-B**

ALAN M. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF February, 2021.

Notary Public

MY COMMISSION EXPIRES: 05-02-2022

(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
**COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209**

**THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.**

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| **KEINON J.H. BROOKS** | **SAME** | **082-08-0-001.00** |
| (NAME) **1809 KNOWLES STREET** | (NAME) | |
| (ADDRESS) **NASHVILLE, TN 37208** | (ADDRESS) | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Karen Johnson Davidson County
Batch# 579578 DEEDQC
02/26/2021 03:05:52 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20210226-0024924

## *QUITCLAIM DEED*

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, RAYMOND BROOKS AND WIFE, VIVIAN INEZ BROOKS,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO **KEINON J.H. BROOKS,** HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND/OR ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being parts of Lots 47, 48, and 49, as shown on the Map of Miller's Addition to Edgefield, as of record in Book 57, Page 133, Register's Office for said County, and described according to a copy of a survey made by Hal R. Swann, Jr., Surveyor, dated September 21, 1963, as follows:

Beginning at a point in the west margin of North Sixth Street at the corner of Lots Nos. 49 and 50; thence with the line between said Lots, westerly 151.46 feet more or less to the east margin of an alley; thence northerly with the margin of said alley, 102 feet more or less to the south margin of Cleveland Street; thence with the margin of the same, easterly 143.05 feet more or less to the beginning of a curve; thence around said curve, in a southeasterly direction having a radius of 18 feet, a total distance of 23.23 feet to a point in the west margin of North Sixth Street; thence with the margin of the same, southerly 45.43 feet to the point of beginning.

Being the same property conveyed to Raymond Brooks and wife, Vivian Inez Brooks, from Henry D. Stuart Jr. and wife, Lula Frances Stuart, by deed dated June 5, 1973, of record in Book 4717, Page 460, said Register's Office.

This conveyance is subject to such covenants, easements, restrictions, reservations, conditions, and encumbrances as may affect the premises in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved( X ) property, known as **510 CLEVELAND STREET, NASHVILLE, TN 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

Witness our hands this 6 day of Feb., 2021.

Raymond Brooks
**RAYMOND BROOKS**

Vivian Inez V. Brooks
**VIVIAN INEZ BROOKS**

**STATE OF TENNESSEE**
**COUNTY OF DAVIDSON**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Raymond Brooks and wife, Vivian Inez Brooks**, the bargainors, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 6½ day of February, 2021.

My commission expires: 07-08-2023

Adrienne P. Bowling
Notary Public

ADRIENNE P. BOWLING
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY