Karen Johnson Davidson County
Batch# 581127 DEEDQC
03/02/2021 08:47:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210302-0026031

THIS INSTRUMENT IS PREPARED FROM INFORMATION PROVIDED BY THE GRANTORS HEREIN. NO EXAMINATION OF THE PUBLIC RECORDS IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE HAS BEEN MADE TO DETERMINE OWNERSHIP OR STATUS OF TITLE.

PREPARED BY & RETURN TO:

1ST QUALITY TITLE, LLC
987 Vesta Road
Lebanon, TN 37090

QUITCLAIM DEED

FOR AND IN CONSIDERATION the sum of ONE DOLLAR, cash in hand paid, the receipt of which is hereby acknowledged, the undersigned, **David Russell Brown and Emmie Young Brown, Husband and Wife**, does this day bargain, sell, release, remise, quitclaim and convey unto **209 North Ninth Street, LLC,** all right title and interest to that certain parcel of real estate located in Davidson County, the state of Tennessee, and being described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit C as shown on Horizontal Property Regime Plat on Exhibit B to the Declaration of Covenants, Conditions and Restrictions for Homes at 209 N 9th Street, a Horizontal Property Regime with Private Elements of record as Instrument No.20210125-0010494, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being a portion of the same property conveyed to Marjorie Billups by Warranty deed from Vernaline Watson, an unmarried person of record in Book 5868, page 459, Register's Office for Davidson County, Tennessee, dated March 30, 1982 and recorded on April 11, 1982.

Being a portion of the same property conveyed to ITH, L.P., a Tennessee limited partnership by Warranty deed from Marjorie Billups, a married woman of record in Instrument No. 20200221-0019710 Register's Office for Davidson County, Tennessee, dated February 21, 2020 and recorded on February 21, 2020.

Being a portion of the same property conveyed to VB Properties, LLC, a Tennessee limited liability company by Warranty deed from ITH, L.P., a Tennessee limited partnership of record in Instrument No. 20210125-0010712 Register's Office for Davidson County, Tennessee, dated January 22, 2021 and recorded January 25, 2021.

Being a portion of the same property conveyed to VB Properties, LLC, a Tennessee limited liability company by Warranty deed from ITH, L.P., a Tennessee limited partnership of record in Instrument No. 20210125-0010712 Register's Office for Davidson County, Tennessee, dated January 22, 2021 and recorded January 25, 2021.

Being the same property conveyed to David Russell Brown and Emmie Young Brown, husband and wife by Warranty deed from VB Properties, LLC, a Tennessee limited liability company of record in Instrument No. 20210208-0017855 Register's Office for Davidson County, Tennessee, dated February 5, 2021 and recorded February 8, 2021.

Being also known as 209 North 9th Street Unit C, Nashville, TN 37206

In TESTAMONY WHEREOF, I have hereunto set my hand and seal this 24 day of February 2021.

David Russell Brown

Emmie Young Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State aforesaid, David Russell Brown and Emmie Young Brown, 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 this 24 day of February 2021.

Kelsey Pitman
NOTARY PUBLIC
MY COMMISSION EXPIRES: 09/21/2021

KELSEY PITMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

AFFIDAVIT

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Affiant

Subscribed and sworn to before me this 24 day of February 2021.

Kelsey Pitman
NOTARY PUBLIC

KELSEY PITMAN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires:

Map & Parcel No.: P/O 082-12-0-127.00

Name and address of new owner: 09/21/2021
Send tax bills to:
209 North Ninth Street, LLC
1915 Boscobel Street
Nashville, TN 37206

True Copy Certification

I, Kristi McCoy, 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.

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Kelsey Pitman, a notary public for this county and state, Kristi McCoy who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 09/21/2024

