THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **10 Burton Hills Blvd** **Suite 130** **Nashville, TN 37215** **File no. 200930068**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is: $0.00. _____ Affiant Subscribed and sworn to before me, this 5th day of March 2021 _____ Notary Public My Commission Expires:

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Edward W. Brown 3503 Belmont Blvd Nashville, TN 37215	New Owner	Map and Parcel No.: 117 12 0 013.00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Diane K. Brown, a married woman** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Edward W. Brown and Diane K. Brown, husband and wife** her heirs and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Noel's Subdivision of Watkins Grove, not of record.

Said Lot No. 8 fronts 200 feet on the Westerly side of Belmont Boulevard and runs back between parallel lines 200 feet to a dead line, the Northerly line of said lot being parallel with and 155 feet South of the Southerly margin of Woodmont Avenue or Boulevard.

Being the same property conveyed to Diane K. Brown, a married woman, by Quitclaim Deed from Edward W. Brown and Diane K. Brown, husband and wife, of record in Instrument No. 20190612-0056254, in the Register's Office of Davidson County, Tennessee, dated June 11, 2019, and recorded on June 12, 2019.

Karen Johnson Davidson County
Batch# 589314 DEEDQC
03/11/2021 10:46:49 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210311-0032292

This is improved property known as: **3503 Belmont Blvd, Nashville, TN 37215**

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of a title search. 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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 5th day of March, 2021.

Diane K. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Diane K. Brown, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 5th day of March, 2021.

Notary Public

My Commission Expires: _____

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-09-2022