Karen Johnson Davidson County
Batch# 612131 DEEDQC
04/12/2021 09:23:09 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210412-0047935

This Instrument Prepared By and Returned To:
D. Dylan Potter, Attorney
4301 Hillsboro Road, Suite 300
Nashville, Tennessee 37215

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Demetrius Brewer 2320 11th Ave. N. Nashville, TN 37208	SAME	07015003500

WE, **ANTHONY THOMAS, TRIVETT BRYANT, MARQUISSA BRYANT, AND ADRIAN THOMAS** do hereby quitclaim and by these presents does transfer and convey our right, title and interest unto **DEMETRIUS BREWER** in and to the following tract of land in Davidson County, Tennessee described as follows:

Being Lot No. 11 on the Plan of Kellow Acres, as of record in Book 3842, Page 101, Register's Office for Davidson County, Tennessee. Said Lot No. 11 fronts 57.5 feet on the easterly side of 11th Avenue North and extends back between parallel lines 144.9 feet on the south line and 141.9 feet on the north line to a dead line measuring 62.7 feet thereon.

Being the same property conveyed to Douglas C. Brewer and wife, Lillian D. Thomas Brewer by Warranty Deed from Ray Barrett and Earl Hawkins, a partnership, d/b/a B & H Company, recorded on the 30th day of August, 1967 of record in Book 4166, Page 218, said Register's Office. The said Douglas C. Brewer having since died on November 26, 2015 leaving Lillian D. Thomas Brewer as the sole surviving tenant by the entirety. The said Lillian D. Thomas Brewer having since died on July 23, 2019 leaving Anthony Thomas, Trivett Bryant, Marquissa Bryant, Adrian Thomas, and Demetrius Brewer as her sole heirs at law, pursuant to Affidavits of Heirship of record in Instrument No. 20210412-0047933 and Instrument No. 20210412-0047934, said register's office.

Said properties are conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

This property was never the marital residence of the grantors herein named.

This improved property is known as: 2320 11th Ave. N., Nashville, TN 37208

IN WITNESS WHEREOF, I have hereunto set my hand on this the 15th day of November, 2019.

ANTHONY THOMAS

TRIVETT BRYANT

MARQUISSA BRYANT

ADRIAN THOMAS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned notary public, Anthony Thomas, Trivett Bryant, Marquissa Bryant, and Adrian Thomas 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 1st day of November, 2019.

Notary Public

My Commission Expires: _____

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this the 1st day of November, 2019.

Notary Public

My Commission Expires: _____

D. DYLAN POTTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-8-2022