Karen Johnson Davidson County
Batch# 613950 DEEDQC
04/13/2021 11:49:13 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210413-0049105

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 12th day of April, 2021.

Notary Public

My Commission Expires:

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Diane K. 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, **Edward W. Brown and Diane K. Brown, husband and wife** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to **Diane K. Brown, a married woman** 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 Edward W. Brown and Diane K. Brown, husband and wife, by Quitclaim Deed from Diane K. Brown, a married woman, of record in Instrument No. 20210311-0032292, in the Register's Office of Davidson County, Tennessee, dated March 5, 2021, and recorded on March 11, 2021.

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 12th day of April, 2021.

Diane K. Brown

Edward W. 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** and **Edward W. Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 12th day of April, 2021.

Notary Public

My Commission Expires: 5/7/2024

RYAN DIECK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 7, 2024