QUITCLAIM DEED

Karen Johnson
Batch# 644019
05/25/2021 03:11:09 PM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20210525-0071005

DANA DELWORTH
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

MJ-SB-WBT-21-2101

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF May, 2021.

Notary Public

MY COMMISSION EXPIRES: 7/9/24

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RUDY TITLE & ESCROW
2012 21ST AVE. S.
NASHVILLE, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Benjamin Brown, Jr.	Newowner	
(NAME)	(NAME)	**081-06-0-193.00**
2101 26th Ave N,		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **TEMPEST UTLEY,** hereinafter called the Grantor(s), has bargained and sold, and by these presents does transfer and convey unto **BENJAMIN BROWN, JR.** hereinafter called the Grantee(s), his, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE,** described as follows, to wit:

Land in Davidson County, Tennessee, being the East 150 feet of North 50 feet of Lot 23 on the Map of J Mat Williams' Subdivision of Lot 8 of the Harding Bosley Tract, of record in Plat Book 322, Page 54, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Tempest Utley, an unmarried person, by Warranty Deed from Apparel Kings, LLC, an Oklahoma Limited Liability Company, of record in Instrument No. 20061227-0158893 Register's Office for Davidson County, Tennessee, dated December 22, 2006 and recorded on December 27, 2006.

Being the same property conveyed to Benjamin Brown Jr. and Tempest Utley, as joint tenants with right of survivorship by Quitclaim deed from Tempest Utley of record in Instrument No. 20200505-0046999 Register's Office for Davidson County, Tennessee, dated May 01, 2020 and recorded on May 05, 2020.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **2101 26th Ave N, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 20 day of May, 2021.

Tempest Utley

Tempest Utley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, TEMPEST UTLEY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 19th of May, 2021.

Notary Public
My Commission Expires: 03/07/2023
(SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAM E. GRONES
DAVIDSON COUNTY

RETURN TO:

RUDY TITLE & ESCROW
2012 21ST AVE. S.
NASHVILLE, TN 37212