Karen Johnson Davidson County
Batch# 655715 DEEDQC
06/14/2021 08:39:32 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210614-0079464

THIS INSTRUMENT WAS PREPARED BY:
Ragan-Smith Associates Inc.
315 Woodland Street
Nashville, TN 37206

ADDRESS NEW OWNER:
Diane K. Brown
3503 Belmont Boulevard
Nashville, TN 37215

SEND TAX BILL TO:
Diane K. Brown
3503 Belmont Boulevard
Nashville, TN 37215

MAP-PARCEL
Map 117-12
Parcels 11 & 13

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of ZERO AND NO/100 DOLLARS ($0.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Diane K. Brown**, (hereinafter the "Grantors"), do hereby quitclaim and convey unto **Diane K. Brown**, (hereinafter the "Grantees"), and Grantee's successors and assigns, in order to assign the herein-below described parcel one Map and Parcel Number, all of its right, title and interest in and to that certain tract or parcel of land, including any streets and roads therein, in Davidson County, State of Tennessee, described as follows:

See EXHIBIT A attached hereto and incorporated herein by reference.

The tract is located at 3503 Belmont Boulevard, Nashville, Tennessee, 37215.

The resulting tax map and parcel will be **Map 117-12, Parcel 13.**

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0
, Affiant
Subscribed and sworn before me this the
14 Day of June, 2021.
A. Hayes, Deputy Register

*(Signatures appears on following pages)*

**IN WITNESS WHEREOF**, the Grantor has caused this instrument to be executed as of the 9th day of June, 2021.

Diane K. Brown

STATE OF Tennessee
COUNTY OF Davidson

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Diane K. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 9th day of June, 2021.

NOTARY PUBLIC

My Commission Expires: 07/05/21

EMILY R. JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-05-2021

**EXHIBIT A**

**Property Description**

Land lying in the 25th Council District of Davidson County, Tennessee, being known as Lots 8, 27, & 28 of Noels Watkins Grove Subdivision (plat not of record) and being more particularly described as follows:

**BEGINNING** at an iron pin (found) in the westerly right-of-way of Belmont Blvd. said iron pin being the southeast corner of the herein described property, thence, North 83 degrees 48 minutes 44 seconds West, 400.00 feet to an iron pin (set) in the easterly right-of-way of Richards Street;

Thence, along the right-of-way of Richards Street, North 06 degrees 22 minutes 06 seconds East, 355.00 feet to a point in an old stone wall in the southerly right-of-way of Woodmont Blvd.;

Thence, along Woodmont Blvd., South 83 degrees 48 minutes 44 seconds East, 200.00 feet to a point in a point in an old stone wall;

Thence, leaving the southerly right-of-way of Woodmont Blvd., South 06 degrees 22 minutes 06 seconds West, 155.00 feet to a mag nail (set);

Thence, South 83 degrees 48 minutes 44 seconds East, 200.00 feet to an iron pin (found) in the westerly right-of-way of Belmont Blvd;

Thence, along Belmont Blvd., South 06 degrees 22 minutes 06 seconds West, 200.00 feet to the **POINT OF BEGINNING**, according to a survey by Jeffrey A. Leopard, RLS No. 2415, dated January 13, 2021, containing 110,999.45 square feet or 2.55 acres more or less.

Source of Title:
20210413-0049105