Karen Johnson Davidson County
Batch# 675396 DEEDQC
07/13/2021 08:35:32 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210713-0093629

THIS INSTRUMENT PREPARED BY:
Nichon Shannon, Esq.
The Law Office of Nichon Shannon
P.O. Box 280336
Nashville, TN 37228

ADDRESS NEW OWNER:	SEND TAX BILL TO:	MAP-PARCEL
Nakita Brown Thomas 2593 Jordan Ridge Dr. Nashville, Tennessee 37218	SAME	Map 80-8 Parcel 264-13DA-67075 (08008026400)

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **ROY LEE BROWN, JR.**, a single man (the "Grantor"), does hereby quitclaim and convey unto **NAKITA BROWN THOMAS**, a married woman (the "Grantee"), her heirs and assigns, all of the Grantor's right, title and interest in and to that certain tract or parcel of land located in Davidson County, Tennessee, which is described on Exhibit A, attached hereto and incorporated herein by reference, and the improvements located thereon, if any (the "Property").

The Grantors make no representations or warranties whatsoever with regards to the Property or the Grantor's interest therein.

This is improved property known as 3226 Mexico Drive, Nashville, Davidson County, Tennessee 37218.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed on the 22nd day of June 2020.

GRANTOR

Roy Lee Brown

ROY LEE BROWN, JR.

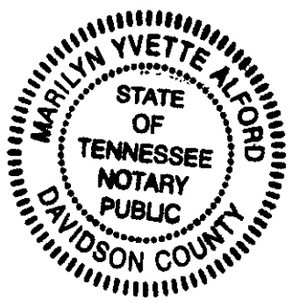
STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 22nd day of June 2020, before me personally appeared Roy Lee Brown, Jr., to me known to be the person described in and who executed the foregoing instrument, and acknowledged that he executed the same as her free act and deed.

Witness my hand and seal as of the 22nd day of June 2020.

NOTARY PUBLIC

My Commission Expires: 07-06-2020



KAREN JOHNSON
REGISTER OF DEEDS

www.nashville.gov/rod

PO Box 196398
Nashville, TN 37219-6398
(615) 862-6790 phone
(615) 880-2039 fax

The following oath of consideration is required on all deeds transferring property:

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or true value, whichever is greater for this transfer is $ 10.00.

Affiant

Subscribed and sworn before me, this 8th day of July, 2020.

Notary

NICHON SHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-8-2024

Exhibit A

Property Description

Land in Davidson County, Tennessee, being Lot No.50 on the plan of Section Four, Bordeaux Hills, of record in book 36000, page 49, Register's Office for said County.

Said Lot No. 50 fronts 55.00 feet on the easterly margin of Mexico drive and extends back 125.38 feet on the northernly line and 125.24 feed on the southernly line to a dead line in the rear, measuring 55.0 feet thereon.

Being the same property further conveyed to Roy Lee Brown Jr. and wife, Angeline Pitts Brown by deed from Ed D. Edmonds and wife Dorothy D. Edmonds of record in box 8 book 6573 page 180, Register's Office for Davidson County, Tennessee. Angeline Pitts Brown is now deceased.

Being the same property conveyed to Ed D. Edmonds and wife, Dorothy D. Edmonds by deed from James B. Lamberson of record in Book 4515, page 790, Register's Office for Davidson County, Tennessee.

The property herein conveyed is subject to restrictive covenants of record in Book 3765, page 141, said Register's Office, and to the matters set forth in the above referenced plan of record.