Karen Johnson Davidson County
Batch# 680805 DEEDQC
07/21/2021 12:57:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210721-0097921

This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive.
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

State of TENNESSEE
County of DAVIDSON

The actual consideration or value, whichever is greater for this transfer is: $ 0.00

James M. Brown
Affiant Signature

Subscribed and sworn to before me on this the 9 day of July, 2021

Notary Public
My Commission Expires: 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Maxine C. Brown
Cynthia L Brown

NAME AND ADDRESS OF PROPERTY OWNER:
JAMES M. BROWN AND MAXINE C. BROWN
1031 Nesbitt Dr, Nashville, TN 37207

SEND TAX BILLS TO:
Property Owner

TAX ID: 04201004500

QUITCLAIM DEED

21NT01273

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

JAMES M. BROWN, CYNTHIA L. BROWN, AND MAXINE C. BROWN

By these presents do remise, release and **QUITCLAIM** unto

JAMES M. BROWN AND MAXINE C. BROWN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 51 on the Plan of Ozard Kills, as of record in Book 3700, Page 20, Register's Office for Davidson County, Tennessee, as amended by an instrument recorded in Book 4181, Page 562, said Register's Office.

SAID Lot No. 51 fronts 115 feet on the southerly side of Nesbitt Drive and extends back 365.3 feet on the westerly line and 333.09 feet on the easterly line to a line in the rear on which it measures 119.8 feet thereon.

Being the same property conveyed to James M. Brown and wife, Cynthia L. Brown and Maxine C. Brown, unmarried, by Warranty Deed from Becky C. Woodfin, unmarried, dated 03/12/1998 and recorded 04/06/1998 in Book 10874, page 418, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 1031 Nesbitt Dr, Nashville, TN 37207

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this the 9 day of July, 2021

James M. Brown
JAMES M. BROWN

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JAMES M. BROWN, CYNTHIA L. BROWN, AND MAXINE C. BROWN**, the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 9 day of July, 2021

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission expires: 5/18/25

Cynthia L. Brown

CYNTHIA L. BROWN

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **JAMES M. BROWN, CYNTHIA L. BROWN, AND MAXINE C. BROWN,** the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 9 day of July, 21.

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Notary Public
My Commission expires: 5/18/25

Maxine C. Brown
MAXINE C. BROWN

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public for said county and State. **JAMES M. BROWN, CYNTHIA L. BROWN, AND MAXINE C. BROWN,** the within named bargainers, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this the 9 day of July, 2021

Tonya Greer
Notary Public
My Commission expires: 5/18/25

TONYA GREER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

Tennessee Certification of Electronic Document

I, Evelin Alexandru, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 04-06-1998 (date of document).

Affiant Signature

July 19 2021
Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 19 day of July, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5/7/24

NOTARY'S SEAL

CORTNEY JACKS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024