Karen Johnson Davidson County
Batch# 737826 DEEDQC
10/15/2021 01:25:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20211015-0139058

THIS INSTRUMENT PREPARED BY:

Lockeland Law Group, PLC
204 South 11th Street
Nashville, TN 37206
615.650.5100

QUITCLAIM DEED

Address of New Owner(s):	Send Tax Bills to:	Map & Parcel:
Jeffrey Brown 1249 Old Hickory Boulevard Nashville, TN 37207	New Owner	041-07-0-040.00

FOR AND IN CONSIDERATION of the sum of One Dollar ($1.00), cash in hand paid, the receipt and sufficiency of which is hereby acknowledged, **Jeffery Brown AKA Jeffrey Brown, unmarried,** by these presents does hereby quitclaim and convey unto **Jeffrey Brown, unmarried,** his heirs, successors and assigns, all of his right, title and interest in and to the following described tract of land:

Certain Real Property situated in the 10th Civil District of Davidson County, Tennessee:

Being a part of Lot No. 3 the plan of division of the K.J. Morris Lands of record in Book 57, Page 49, Register's Office for said county, and being the Northwesterly part of Lot No 36 on the unrecorded plan of Hickory Acres Subdivision and described according to a copy of a survey thereof made by T.R. Sanford, Surveyor, described as follows, to-wit:

Beginning at a point in the Southwesterly margin of Old Hickory Boulevard 65 feet North from the corner of Lot Nos. 36 and 37, said point being North corner at part of said lot conveyed to Orman C. Cherry and wife; thence with Cherry's Northerly line, Southwesterly 340.7 feet to a point; thence North 85.2 feet to the corner of the Lot Nos. 35 and 36; thence with the line between said lots Northeasterly 285.5 feet to the margin of Old Hickory Boulevard; thence with the margin if the same, Southwesterly 65 feet to the point of the beginning.

Being the same property conveyed to Jeffery Brown by Warranty deed from Idilio Campos and Jennifer E. Campos, husband and wife of record in Instrument No. 20190109-0002309 Register's Office for Davidson County, Tennessee, dated January 3, 2019 and recorded on January 9, 2019.

Being also known as 1249 Old Hickory Boulevard, Nashville, Tennessee 37207.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $ 0.00.

Subscribed and sworn to before me this the
5 day of October, 2021.

Carmen Coats
Affiant

My commission expires: 3/3/25

Notary Public

DREW BANDY
NOTARY PUBLIC
OF
TENNESSEE
DAVIDSON COUNTY
My Commission Expires 03-03-2025

(Affix Seal)

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this the 5th day of October, 2021.

Jeffery Brown AKA Jeffrey Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Jeffery Brown AKA Jeffrey Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal on this the 5th day of October, 2021.

DREW BANDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Notary Public

My Commission Expires: 3/3/25

Tennessee Certification of Electronic Document

I, Steven T. Morris, 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 10/14/2021 (date of document).

Affiant Signature

10/14/2021
Date

State of TN

County of DAVIDSON

Sworn to and subscribed before me this 14th day of October, 2021.

Notary's Signature

MY COMMISSION EXPIRES: 5-5-2025

ELIZA WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
NOTARY'S SEAL
EXPIRES MAY 5, 2025