QUITCLAIM DEED

STATE OF Ohio
COUNTY OF Fairfield

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 DAY OF Feb, 2022

BRANDON JAMES
NOTARY PUBLIC
Notary Public
STATE OF OHIO
My Commission Expires
April 7, 2025

MY COMMISSION EXPIRES: 4/7/2025
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and return to):
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

LB-QCD-22-2603

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Roy Douglas Brown, Jr and Breanne Brown	**Same**	
(NAME) **2603 Vance Ave.**	(NAME)	**081 06 0 041.00**
(ADDRESS) **Nashville, TN 37208**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **ROY DOUGLAS BROWN, JR., A SINGLE PERSON** ("GRANTOR") HAS/HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO/DOES TRANSFER AND CONVEY UNTO **ROY DOUGLAS BROWN, JR., A SINGLE PERSON AND BREANNE BROWN, A SINGLE PERSON** ("GRANTEE") THEIR HEIRS, SUCCESSORS AND ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Being Lot No. 7 on the Plan of Cumberland Gardens, Section Three, as of record in Book 2854, Page 146, Register's Office for said County.

Said Lot No. 7 fronts 53.4 feet on the southerly side of Vance Drive and runs back between lines 97.0 feet on the easterly side and 107.0 feet on the westerly lines to a dead line in the rear on which it measures 47.5 feet.

BEING THE SAME PROPERTY CONVEYED TO ROY DOUGLAS BROWN, JR., BY QUITCLAIM DEED FROM BARBARA J. BROWN, OF RECORD IN INSTRUMENT NUMBER 20150828-0087527, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

Karen Johnson Davidson County
Batch# 811478 **DEEDQC**
02/25/2022 12:45:20 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20220225-0021762

This is **improved** property known as: **2603 VANCE AVE. Nashville, TN 37208.**

Witness our hands this the 15 day of February, 2022.

Roy Douglas Brown, Jr.

STATE OF Ohio)
COUNTY OF Fairfield)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Roy Douglas Brown, Jr., 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 15 day of February, 2022.

Notary Public
My Commission Expires: April 7, 2025

BRANDON JAMES
NOTARY PUBLIC
STATE OF OHIO
My Commission Expires
April 7, 2025