Karen Johnson Davidson County
Batch# 820140 DEEDQC
03/11/2022 10:05:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220311-0028426

THIS INSTRUMENT WAS PREPARED BY:
Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue North – Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is *NONE*.

Jessica L. Rich
Affiant

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

Karen Howard
Notary Public

KAREN HOWARD NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAR. 3, 2025

My Commission Expires: 3/3/2025

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Clyde L. Brown c/o 708 Lynnbrook Road Nashville, Tennessee 37215	SAME	117-1-141 (Lot 2) 117-1-143 (Lot 4)

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **JESSICA L. RICH** ("Grantor") hereby remises, releases and forever quitclaims unto **CLYDE L. BROWN**, his heirs and assigns, all right, title and interest of Grantor in and to certain tracts or parcels of land in Davidson County, Tennessee, being more particularly described as follows:

> Land in Davidson County, Tennessee, being Lot Nos. 2 and 4 on the Plan of the Glasgow Home Place, of record in Book 3500, page 112, Register's Office for said County.

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Said Lot No. 2 fronts 117 feet on the westerly side of Bowling Avenue and extends back 276 feet on the northerly line and 279.6 feet on the southerly line to a dead line in the rear, measuring 117.7 feet thereon.

Said Lot No. 4 fronts 172 feet on the southerly side of Woodlawn Avenue and extends back 417.7 feet on the easterly line and 425 feet on the westerly line, which is a broken line, to a dead line in the rear measuring 200 feet thereon.

Being part of the same property conveyed to Clyde L. Brown by deed from Hugh D. Claughton and wife, Ann Claughton, of record in Book 3968, page 528, Register's Office for Davidson County, Tennessee. The said Clyde L. Brown having subsequently quitclaimed the subject property to Grace Helen Brown by deed of record as Instrument Number 20060525-0061862, Register's Office for Davidson County, Tennessee. Grace Helen Brown subsequently died on March 29, 2017, whereupon the subject property therein vested equally in her two sole heirs, Clyde L. Brown and Jessica L. Rich, as tenants-in-common, as set forth in the Affidavit of Heirship of record as Instrument Number 20220302-0023668, Register's Office for Davidson County, Tennessee.

The above legal description of Lot Nos. 2 and 4 is the same as in the previous deed of record.

As to Lot No. 2, it is unimproved property known as 609 Bowling Avenue, Nashville, Tennessee 37215. As to Lot No. 4, it is improved property known as 3605 Woodlawn Drive, Nashville, Tennessee 37215.

The subject property is not the usual place of residence of Grantor, her spouse or any minor children of Grantor.

JESSICA L. RICH, ADMINISTRATRIX of the Estate of Grace Helen Brown, deceased, joins in this deed to quitclaim – and indeed hereby remises, releases and forever quitclaims unto Grantor, his heirs and assigns – any interest which said Estate may have had in and to the subject property. The intestate Estate of Grace Helen Brown is being administered in the Circuit Court for Davidson County, Tennessee (Probate Division) as Case No. 17P-632.

The instrument is given, and the subject property is quitclaimed, subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this Quitclaim Deed is executed this 5th day of October, 2021, at Nashville, Tennessee.

Jessica L. Rich

JESSICA L. RICH, individually

Jessica L. Rich

JESSICA L. RICH, ADMINISTRATRIX of the Estate of Grace Helen Brown

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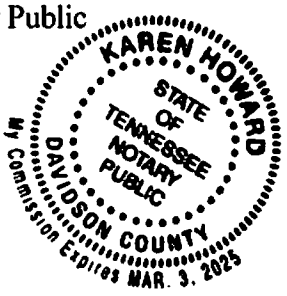
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JESSICA L. RICH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 5th day of October, 2021.

Karen Howard
Notary Public

My Commission Expires: 3/3/2025



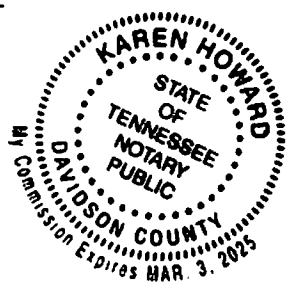
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JESSICA L. RICH, ADMINISTRATRIX**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Administratrix of the Estate of Grace Helen Brown and is authorized to execute this instrument on behalf of said Estate.

WITNESS my hand, at Nashville, Tennessee, this 5th day of October, 2021.

Karen Howard
Notary Public

My Commission Expires: 3/3/2025



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True Copy Certification

I, Jack W. Robinson, Jr., 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 October 5, 2021.

Affiant Signature

Date: March 3, 2022

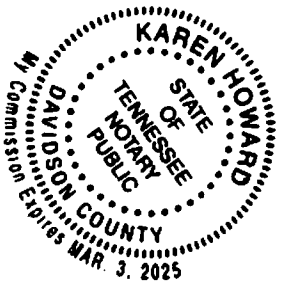
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of March, 2022.

Karen Howard
Notary's Signature

My Commission Expires: 3-3-2025

Notary's Seal



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