Karen Johnson Davidson County
Batch# 843253 DEEDQC
04/20/2022 03:15:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220420-0045927

QUITCLAIM DEED

FROM: Shelby Brown, 25% undivided interest

This instrument was prepared by:
C. Mark Carver, Esq.
Sherrard Roe Voigt & Harbison, PLC
150 3rd Avenue South, Suite 1100
Nashville, TN 37201

TO: Hayes Brown, 25% undivided interest

Address New Owner as Follows:	Send Tax Bills To:	Map/Parcel Number:
Hayes Brown 815 Westview Avenue Nashville, TN 37205	Same	Map 130-11, Parcel 3.00

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Affiant

Sworn to and subscribed before me, this 14th day of February, 2022.

Notary Public

My Commission Expires: 10-2-2023

KITTY MARTIN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMM. EXP. OCTOBER 2, 2023

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 considerations, the receipt of which is hereby acknowledged, **Shelby Brown** (hereinafter called the "Grantor"), by these presents does quitclaim, transfer and convey a **25% undivided tenant in common interest to Hayes Brown** (hereinafter called the "Grantee"), and Grantee's successors and assigns, in a certain tract of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by reference, and any and all improvements thereon. After such conveyance, the property is owned as tenants in common by Elizabeth Tynes Smith (50% undivided interest), Shelby Brown (25% undivided interest), and Hayes Brown (20% undivided interest).

IN WITNESS WHEREOF, Grantor has caused this Quitclaim Deed to be executed effective as of the 30 day of February, 2022.

GRANTOR:

Shelby Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared Shelby Brown, the within named bargainor, 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 and seal, at office in Nashville, Tennessee, this 30 day of ~~February~~ March, 2022.

Notary Public

My Commission Expires: Sept 8, 2025

L. ASHLEY CARR
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Sept. 08, 2025
DAVIDSON COUNTY

EXHIBIT A

PROPERTY DESCRIPTION

Being lots Nos. 7 and 8 on the Map of Bransford Realty Company's Subdivision of lots Nos. 57, 58, 60, 61, 63 and 65 of New Golf Club Addition, as of record in Book 421, page 149, Register's Office for said County.

Said Lots Nos. 7 and 8 front 50 feet each on the westerly side of Westview Avenue, formerly Highland Avenue and run back between parallel lines, 250 feet to a dead line.

Being the same property conveyed to Shelby Brown and Elizabeth Tynes Smith as tenants in common by Warranty Deed from Mary A. Wilson, dated January 30, 2020 and of record at Instrument No. 20200203-0012393, in the Register's Office for Davidson County, Tennessee.

CERTIFICATE OF AUTHENTICITY

I, C. Mark Carver, 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 March 30, 2022.

4/14/2022
Date

C. Mark Carver
C. Mark Carver

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of April, 2022.

Notary Public

My Commission Expires: 10/2/2023

