Karen Johnson Davidson County
Batch# 851383 DEEDQC
05/05/2022 12:45:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20220505-0052103

THIS INSTRUMENT PREPARED BY: **Alice M. Bohannon, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Cindy M Brown Affiant Subscribed and sworn to before me, this 26th day of April, 2022. Alice M. Bohannon Notary Public My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Cindy Matlock Brown, Trustee 1716 Villa Place Nashville, TN 37212	SAME	104-08-0-396.00

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, Cindy Matlock Brown, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Cindy Matlock Brown, Trustee of the Cindy Matlock Brown Living Trust**, established by the Revocable Trust Agreement of Cindy Matlock Brown dated April 26, 2022, as amended and restated from time to time, and to her successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 26th day of April, 2022.

Cindy M Brown

Cindy Matlock Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Cindy Matlock Brown, the bargainor, 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 seal, at office, this 26th day of April, 2022.

Alice M. Boh

Notary Public

My Commission Expires:

ALICE M. BOHANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2022

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee, more particularly described as follows:

Beginning at a point in the easterly margin of Villa street extended on the dividing line between lots no. 61 and 65 on said plan, thence eastwardly 159.37 feet with southerly line of lot no. 611 to a dead line, then southwardly and parallel with Villa street. Extended, 76 feet to a point in the easterly margin of said street, northwardly 76 feet to the point of beginning.

Less and except

A tract of land located in Davidson County, Tennessee, being a portion of parcel 396 or lot 65 Hayes plan of large lots called Rokeyby, as of record Book 21, Page 87, Register's Office for Davidson County, Tennessee.

Beginning at a iron pin with no cap at the north west corner of said lot, said point being the north west corner of cornerstone investments, inc. as recorded in Instrument No. 20090728-0070576 Tennessee state plane coordinate of North 657,463.7, East 1,734,329.1; thence with the East margin of Willa place, North 05 deg. 22 min. 18 sec. East a distance of 1.22 ft. to an iron pin found with cap RLS 2583; thence South 82 deg. 12 min. 21 sec. East a distance of 159.36 ft. to an iron pin found with cap RLS 2538; thence with the West margin of an alley, South 08 deg. 59 min. 48 sec. West a distance of 8.20 ft. to an iron pin set; thence North 79 deg. 41 min. 35 sec. West a distance of 159.29 ft. which is the point of beginning, having an area of 750 sq. ft., 0.02 acres.

Being the same property conveyed to Robert S. Brown and wife, Cindy M. Brown, by Warranty Deed from Robert S. Brown and wife, Cindy M. Brown, also known as Cynthia M. Brown, of record in Instrument No. 20210629-0087649, Register's Office of Davidson County, Tennessee.

Cindy Matlock Brown, Cindy M. Brown and Cynthia M. Brown are one and the same person.

Robert S. Brown is deceased, having died on February 4, 2022.

This is improved property known as 1716 Villa Place, Nashville, Tennessee 37212.

CERTIFICATE OF AUTHENTICITY

I, Alice M. Bohannon, 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 April 26, 2022.

04-28-2022
Date

Alice M. Bohannon
Alice M. Bohannon

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 28th day of April, 2022.

Lindsay Hamada
Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

