Karen Johnson Davidson County
Batch# 868986 DEEDQC
06/09/2022 10:51:30 AM 3 pgs
Fees: $18.00 Taxes: $11.10
20220609-0065799

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Mark Cleveland **2109A Scott Avenue** **Nashville, Tennessee 37216**	**07215002000**	**Mark Cleveland** **2109A Scott Avenue** **Nashville, Tennessee 37216**
This instrument prepared by: Bradley Arant Boult Cummings LLP 1600 Division Street, Suite 700, Nashville, TN 37203 (MDB)		

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Three Thousand Dollars ($3,000.00) cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, the Estate of Betty Garner Brent, (the "Grantor"), by these presents hereby sells, assigns, and quitclaims to Mark Cleveland (the "Grantee"), Grantee's successors and assigns, Grantor's right, title, and interest in and to certain land in Davidson County, Tennessee, being more particularly described as follows: 0.22 acres of undeveloped property commonly referred to as "0 Pennington Avenue," also identified as Field Book Number 15DA 32364 and Map and Parcel Number 072-15-0 020.00 (the "Property").

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration of this transfer is $3,000.00.

ANNE E. DEVOE SUL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires OCT 18, 2022

Affiant

Subscribed and sworn to before me this 1st day of June, 2022.

Notary Public
My Commission Expires: 10/18/2022

4885-8764-0076.1

Being the same property conveyed to Brent Bonding Company, a sole proprietorship, by a Final Decree Confirming Sale issued by the Chancery Court for Davidson County, Tennessee, dated November 20, 2000, and recorded December 8, 2000 in Instrument No. 20001208-0121193, recorded in the Register's Office of Davidson County, Tennessee (the "Brent Decree"), the Brent Decree having been issued in the case of "The State of Tennessee in its own behalf and for the use and benefit of The Metropolitan Government of Nashville and Davidson County, Tennessee, Plaintiff, VS. Delinquent Taxpayers as shown on the 1998 Real Property Tax Records of The Metropolitan Government of Nashville and Davidson County, Tennessee, Robert Pritchett," the property which is the subject of the Brent Decree having previously been transferred to Robert Pritchett in a Decree of the Chancery Court for Davidson County, Tennessee, dated November 29, 1979, and recorded December 21, 1979 at Deed Book 5547, Page 186 in the Register's Office of Davidson County, Tennessee. Brent Bonding Company was a sole proprietorship of Betty Garner Brent, who died on February 27, 2021. The Estate of Betty Garner Brent has been admitted to probate in the Circuit Court of Davidson County, Tennessee (Probate Division), Docket No: 21P1030, and Letters Testamentary were granted to Michael D. Brent as executor of the Estate of Betty Garner Brent on June 22, 2021.

The Property is conveyed by Michael D. Brent, as the Executor of the Estate of Betty Garner Brent, expressly subject to all limitations, restrictions, and encumbrances as may affect the Property, including but not limited to any property taxes regarding the Property for 2021 and/or 2022.

IN WITNESS WHEREOF, the Grantor has executed this Deed this 1st day of June, 2022.

ESTATE OF BETTY GARNER BRENT

By: Michael D. Brent, Executor

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public within and of the State and County, Michael D. Brent, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the foregoing instrument for the purposes therein contained by signing his name as the Executor of the Estate of Betty Garner Brent.

WITNESS my hand and official seal, at office at Nashville, Tennessee, this 1st day of June, 2022.

ANN E. DEVOE-SUL
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
My Commission Expires OCT 18, 2022

Notary Public Ann E. DeVoe-Sul
My Commission Expires: 10/18/2022

Certificate of Authenticity

I, **Michael D. Brent**, 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 **June 1, 2022**.

Affiant Signature

Date: June 2, 2022

State of Tennessee
County of Davidson

Sworn to and subscribed before me this 18th day of May, 2022.

Notary Public

My Commission Expires: July 7, 2025
Notary's Seal (if on paper)

