Karen Johnson Davidson County
Batch# 908363 DEEDQC
08/25/2022 01:48:38 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220825-0096174

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 25 day of August, 2022.

NOTARY PUBLIC
My Commission Expires: 7/3/23

This instrument prepared by:

Aimee D. Bobbitt
Attorney At Law
4211 Gallatin Road
Nashville, TN 37216

Based upon information provided by client

QUITCLAIM DEED

New Owner:	Send Tax Bills To:	Map-Parcel Numbers:
Marcella Olds, et al. 986 Malquin Avenue Nashville, Tennessee 37216	Same	Map 61-7 Parcels 016

KNOWN ALL MEN BY THESE PRESENT that Victoria Susan Brewster, for and in consideration of the sum of Ten Dollars and No/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, does by these present hereby quitclaim and convey unto Marcella Olds, my right, title and interest in and to the following described tract or parcel of land in Davidson County, Tennessee, to-wit:

Being Lots numbered 23 in Section 2 of Broadmoor in Book 547, page 174, and are described as follows:

Lot 23 fronts fifty (50) feet on the Southerly side of Malquin Drive and runs back between parallel lines 155 feet to a dead line in the rear.

Further being the same property conveyed to James Lloyd Mabry, Kathleen M. Olds, and Janet Muse as Joint Tenants with Right of Survivorship of record in instrument number 20040512-0054859. James Loyd Mabry and Kathleen M. Olds have predeceased Janet Muse.

Being the same property conveyed to Marcella Olds, unmarried and Janet Muse, unmarried as Joint Tenants with Right of Survivorship, of record in Instrument No. 20170516-0048444, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Janet Muse, unmarried and Victoria Susan Brewster, married, by quitclaim deed from Janet Muse, of record as Instrument No. 20170824-0087285, Register's Office for Davidson County, Tennessee. Janet Muse having since died on December 23, 2017.

Subject to all matters set forth on the plan of record, applicable zoning ordinances, utility and other easements of record, and all other matters of public record.

This is improved property known as 986 Malquin Avenue, Nashville, Tennessee 37216.

WITNESS my hand this 25 day of August, 2022.

Victoria Susan Brewster

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County of State, Victoria Susan Brewster, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at Nashville, Tennessee, this 25th day of August, 2022.

AIMEE DENISE BOBBITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My Commission Expires: 7/3/23