Karen Johnson Davidson County
Batch# 927200 DEEDQC
10/10/2022 10:48:30 AM 5 pgs
Fees: $32.00 Taxes: $0.00
20221010-0111002

FROM:

MARICLARE W. BROWN

TO:

JACK W. ROBINSON, JR., TRUSTEE

FROM:

JACK W. ROBINSON, JR., TRUSTEE

TO:

MARICLARE W. BROWN

THIS INSTRUMENT WAS PREPARED BY:

Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN PLLC
150 Third Avenue South, Suite 1700
Nashville, TN 37201
(615) 244-4994

BARBARA GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is *NONE*.

Mariclare W. Brown
Affiant

Subscribed and sworn to before me, this 9th day of October, 2022.

Barbara Garcia
Notary Public

My Commission Expires: 3-6-2024

Address New Owner As Follows:	Send Tax Bills To:	Map/Parcel Numbers:
Mariclare W. Brown 504 Ashlawn Court Nashville, Tennessee 37215	SAME	144 – 12 – 26

QUITCLAIM DEED

WHEREAS, R. Sclater Brown, Jr. and wife, Lenore T. Brown, owned as tenants-by-the-entirety, a certain parcel of land in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property");

WHEREAS, R. Sclater Brown, Jr. died on March 14, 2007, whereupon Lenore R. Brown became the sole owner of the Property as surviving tenant-by-the-entirety;

WHEREAS, Lenore R. Brown thereafter died intestate on April 5, 2022, whereupon the Property vested in her sole heir-at-law, Mariclare W. Brown, as reflected in the Affidavit of Heirship of record as Instrument No. 20221003-0108674, Register's Office for Davidson County, Tennessee; and

WHEREAS, Mariclare W. Brown would like to clarify that ownership of the Property is now vested solely in her, and would like the deed for such Property to reflect such;

NOW, THEREFORE, KNOW ALL PERSONS by these presents that **MARICLARE W. BROWN,** unmarried, hereby remises, releases and forever quitclaims unto **JACK W. ROBINSON, JR., TRUSTEE**, his successors and assigns, all of her right, title and interest in and to the Property.

And now, I, the said **JACK W. ROBINSON, JR., TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, hereby remise, release and forever quitclaim unto **MARICLARE W. BROWN,** her heirs and assigns, all of my right, title and interest in and to the Property.

The Property is improved real estate located generally at 2005 Otter Valley Lane, Nashville, Tennessee 37215. The description of the Property in Exhibit A is the same as in the prior deed of record.

This instrument is given, and the Property is quitclaimed herein, subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this instrument is executed as of the 10TH day of October, 2022.

Mariclare W. Brown
MARICLARE W. BROWN

JACK W. ROBINSON, JR., TRUSTEE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARICLARE W. BROWN, 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 4th day of October, 2022.

Barbara Garcia
Notary Public

My Commission Expires: 3-6-2024

BARBARA GARCIA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JACK W. ROBINSON, JR., TRUSTEE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 10th day of October, 2022.

Karen Howard
Notary Public

My Commission Expires: 3-3-2025

KAREN HOWARD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MAR. 3, 2025

EXHIBIT A
Property Description

Land in Davidson County, Tennessee, being Lot No. 30 on the Plan of Otter Creek Hills, as of record in Plat Book 2900, pages 110 & 111, Register's Office for said County, to which plan reference is made for a more complete description.

Being the same property conveyed to R. Sclater Brown, Jr. and wife, Lenore T. Brown, by deed from Richard Douglas III and wife, Bettye Carole Douglas, of record in Book 9692, page 456, Register's Office for Davidson County, Tennessee. R. Sclater Brown, Jr. subsequently died and said property thereupon vested in Lenore T. Brown as surviving tenant-by-the-entirety. Lenore T. Brown thereafter died intestate, whereupon the property vested in her sole heir-at-law, Mariclare W. Brown, as set forth in the Affidavit of Heirship of record as Instrument No. 20221003-0108674, Register's Office for Davidson County, Tennessee.

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 10, 2022.

Affiant Signature

Date: October 10, 2022

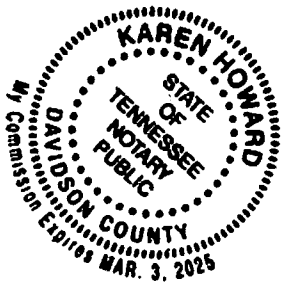
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 10th day of October, 2022.

Karen Howard
Notary's Signature

My Commission Expires: 3-3-2025

Notary's Seal



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