PREPARED BASED ON PRIOR DEED. TITLE SEARCH NOT PROVIDED

Prepared and Return to:
Amy Cross Nance Attorney at Law, PLLC
103 Forrest Crossing Blvd Suite 205
Franklin, Tennessee 37064
615-794-5644

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Brenda Owen
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF October, 2022.

Notary Public
My Commission Expires: 2/12/23

AMY CROSS NANCE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Karen Johnson Davidson County
Batch# 928224 DEEDQC
10/12/2022 09:42:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20221012-0111762

Address New Owner	Send Tax Bills	Map-Parcel Numbers
Brenda Owen & Johnny Nash **850 Bresslyn Rd.** **Nashville, TN 37205**	**Same**	**102 15 0 059.00**

QUITCLAIM DEED

FOR AND IN consideration of the sum of One Dollar ($1.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged that Brenda Owen and Johnny Nash, as heirs at law of Ruby B. Nash, and Brenda Owen, Executrix of the Estate of Ruby Doris Beasley Nash have bargained and sold, and do hereby convey, remise, release and forever quitclaim unto Brenda Owen and Johnny Nash, as joint tenants with rights of survivorship, and/or assigns, their entire right, title and interest in and to a certain tract of land in Davidson County, Tennessee, described as follows:

> Being Lot No. 230 on the Map of Brook Meade, Section VI, as of record in Book 2331, pages 3 and 4, Register's Office for Davidson County, Tennessee.
>
> Said Lot no. 230 fronts 140 feet on the easterly side of Bresslyn Road and runs back 331.8 feet on the northerly line and 324.2 feet on the southerly line, to a deed line in the rear on which it measures 140.2 feet.
>
> Being the same property conveyed to Arthur V. Nash and wife, Ruby B. Nash, by deed from Reese L. Smith, Jr. and Karl E. Haury, of record in Book 2497 Page 489, Register's Office for Davidson County, Tennessee. Arthur V. Nash died on July 1, 1994, leaving Ruby B. Nash as sole tenant by the entirety. Ruby B. Nash died testate on December 5, 2021, her Will being duly probated in Davidson County Probate Court, File #22P34, appointing Brenda Owen as her Executrix and leaving Brenda Owen and Johnny Nash as her sole surviving heirs.

This is improved property known as 850 Bresslyn Road, Nashville, Tennessee 37205.

This instrument and the interest released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the premises.

WITNESS my hand this 11th day of October, 2022.

Estate of Ruby Doris Beasley Nash

By: Brenda Owen
Brenda Owen, Executrix

Brenda Owen
Brenda Owen

John V. Nash
Johnny Nash

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public within and for said county and state, Brenda Owen, with whom I am personally acquainted, and who acknowledged herself to be the Executrix of the Estate of Ruby Doris Beasley Nash, the within named bargainor, and as such Executrix being authorized so to do, executed this instrument for the purposes therein contained and on behalf of the Estate of Ruby Doris Beasley Nash.

Witness my hand and official seal at Franklin, Tennessee, this 11th day of October, 2022.

Notary Public

My Commission expires 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Brenda Owen the bargainor(s), 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 official seal at Franklin, Tennessee, this 11th day of October, 2022.

Notary Public

My Commission expires 2/12/23

AMY CROSS NANCE
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

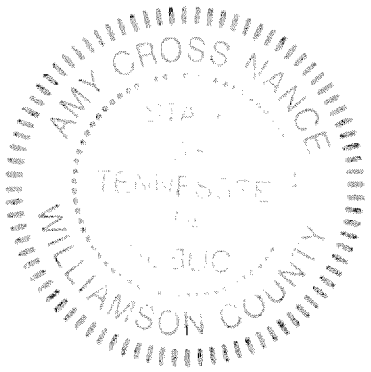
STATE OF TENNESSEE,
COUNTY OF Wilson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Johnny Nash the bargainor(s), 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 and official seal at Franklin, Tennessee, this 11th day of October, 2022.

Notary Public

My Commission expires 2/12/23



I, Emily Holder, 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 this 11th day of Oct. 2022

Dated October 11, 2022

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me the within named Emily Holder who made oath that she has read the foregoing Affidavit and the things and matters contained therein are true. The Affiant did further acknowledge that she executed the within described document for the purpose of herein described.

Witness my hand and official seal this 11th day of October, 2022

My commission expires: 2/12/23

Notary Public

