#4855-2

BOX #14

QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 941816 DEEDQC
11/16/2022 10:42:45 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20221116-0121981

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

James A. Brown
Affiant

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

B E Tabb
Notary Public

My commission expires: 3-7-2023
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
James A. Brown	**"New Owner"**	**130 08 0 F 002 00 CO**
4333 Wallace Lane		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

James A. Brown and wife, Frances E. Brown

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

James A. Brown, a married man

HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Trimble Road Condominium, a Horizontal Property Regime, established by a Master Deed of record in Book 7384, Page 393, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit "D" to the aforementioned Master Deed and being located upon Lot No. 53 on the Plan of Sneed Estates, of record in Plat Book 2133, Pages 10 and 11, Register's Office Davidson County, Tennessee.

BEING the same property conveyed to James A. Brown and wife, Frances E. Brown, by Warranty Deed dated October 2nd, 1992, from Miller G. Kimbrough Jr, Executor of the Estate of Mary Kimbrough Lewis with full power of sale under the terms of the Will of Mary Kimbrough Lewis, of record in Book 8748, Page 384, Register's Office Davidson County, Tennessee.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

This is improved property, known as: **4333 Wallace Lane, Nashville, TN 37215**.

Witness my/our hand(s) this 9th day of **November, 2022.**

James A Brown
James A. Brown

Frances E Brown
Frances E. 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 **James A. Brown and wife, Frances E. Brown,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 9th day of **November, 2022.**

B E Zaho
Notary Public

My Commission Expires: 3-7-2023