PREPARED BY (AND RETURN TO):
IVEY TITLE LLC
Woodmont Centre, Suite 100
104 Woodmont Boulevard
Nashville, Tennessee 37205
Ph. (615) 298-3312 - Fax. 292-8746
Ref: (cwi)
Dav. Co. File: Box 8

Karen Johnson Davidson County
Batch# 961763 DEEDQC
01/17/2023 02:34:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230117-0003795

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Phonzie W. Brown and Nezalee P. Brown 122 Dunham Springs Lane Nashville, Tennessee 37205	Phonzie W. Brown and Nezalee P. Brown 122 Dunham Springs Lane Nashville, Tennessee 37205

TAX MAP-PARCEL NUMBERS: 83-13-191

QUITCLAIM DEED

FOR AND IN CONSIDERATION of love and affection and other good and valuable consideration and for the express purpose of creating a tenancy by the entireties, the undersigned, **Phonzie W. Brown,** married, **as Grantor,** by these presents does hereby transfer, quitclaim and convey unto **Christy W. Ivey, Trustee, Trustee's** successors and assigns, all of **Grantor's** right, title and interest, if any, in and to the following described real property, **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 160 on the Plan of East Edgefield Addition of record in Book 21, page 147, Register's Office for said County.

Said Lot No. 160 fronts 50 feet on the southerly margin of Boscobel Street and extends back between parallel lines 170 feet to an alley.

Being the same property conveyed to Phonzie W. Brown by quitclaim deed from Christy W. Ivey, Trustee, dated March 13, 2009 and recorded on March 18, 2009, of record in Inst. No. 20090318-0024426, Register's Office for Davidson County, Tennessee.

Nezalee P. Brown, spouse of Phonzie W. Brown, joins in the execution of this instrument in order to convey any marital interest he may have in subject property.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This is improved property, known as: 1300 Boscobel Street, Nashville, TN 37206.

And now, I, the said **Christy W. Ivey, Trustee,** for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby transfer, quitclaim and convey unto **Phonzie W. Brown and spouse, Nezalee P. Brown**, as **Grantee, Grantee's** heirs and assigns, the same property hereinabove described and set forth, to which reference is here made.

WITNESS THE EXECUTION HEREOF on the dates as written below in each notary acknowledgment.

Phonzie W. Brown — Nezalee P. Brown

Phonzie W. Brown **Nezalee P. Brown**

Christy W. Ivey, Trustee

State of Tennessee
County of Davidson

On January 13, 2023, before me the undersigned authority, personally appeared **Phonzie W. Brown and Nezalee P. Brown**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Margaret H Taylor
Notary Public

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee
County of Davidson

On January 13, 2023, before me the undersigned authority, personally appeared **Christy W. Ivey**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument and acknowledged the execution as a free act and deed.

Margaret H Taylor
Notary Public

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant hereby declares under oath that the actual consideration for this transfer is: $-0-.

Nezalee P. Brown
Affiant

Sworn and subscribed before me on January 13, 2023.

Margaret H Taylor
Notary Public

My Commission Expires:

MARGARET H. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-09-2024