Karen Johnson Davidson County
Batch# 961763 DEEDQC
01/17/2023 02:34:54 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230117-0003796

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

| **ADDRESS NEW OWNER:** | **RESPONSIBLE FOR TAX PAYMENT:** |
|---|---|
| Phonzie W. Brown and Nezalee P. Brown<br>122 Dunham Springs Lane<br>Nashville, Tennessee 37205 | Phonzie W. Brown and Nezalee P. Brown<br>122 Dunham Springs Lane<br>Nashville, Tennessee 37205 |

**TAX MAP-PARCEL NUMBERS: 116010A01300CO**

# *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, **Nezalee P. 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. 13 on the Plan of Dunham Springs Residential Planned Unit Development as of record in Plat Book 6250, page 936, Register's Office for Davidson County, Tennessee, to which Plan reference is made for a more complete description.

Being the same property conveyed to Nezalee P. Brown by Warranty Deed from John Cheek Eason and wife, Melissa Eason, dated October 11, 2010 and recorded on October 13, 2010, of record in Inst. No. 20101013-0082022, Register's Office for Davidson County, Tennessee.

Phonzie W. Brown, spouse of Nezalee P. 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:** 122 Dunham Springs Lane, Nashville, TN 37205

**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.

Nezalee P. Brown
**Nezalee P. Brown**

Phonzie W. Brown
**Phonzie W. Brown**

**Christy W. Ivey, Trustee**

**State of Tennessee**
**County of Davidson**

On January 13, 2023, before me the undersigned authority, personally appeared **Nezalee P. Brown and Phonzie W. 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-.

Phonzie W. 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