4733-4 Box #14

QUITCLAIM DEED

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 16th day of March, 2023

Notary Public

My commission expires: September 7, 2026

(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
Betty T. Brown **Franklin E. Aldridge**	**"NEW OWNERS"**	**135-00-0-125.00**
1902 Old Murfreesboro Pike		
Nashville, TN 37217		

Karen Johnson Davidson County
Batch# 981839 **DEEDQC**
03/17/2023 11:02:05 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230317-0019426

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

Betty T. Brown, a widow

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

Betty T. Brown, an unmarried widow, and Franklin E. Aldridge, a married man, as joint tenants with right of survivorship

HEREINAFTER CALLED THE GRANTEES, THEIR 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, described as follows:

Beginning at a post on the northeasterly margin of Old Murfreesboro Pike at the southeasterly corner of the James C. Norris property (Book 4506, Page 827, RODC, TN); thence with Norris' southeasterly property line and southeasterly lines of the properties of R.A. Pearce (Book 1273, Page 154, ROCD, TN), and W. Gerald Ezell and James F. Boyd (Book 4731, Page 854, ROCD, TN), Northeastwardly 511.5 feet, more or less, to the center of a drainage ditch or stream; thence with a southwesterly property line of Ezell and Boyd, and along the center of said Ditch or Stream, Southeastwardly 75.0 feet, more or less, to a point at the northwesterly corner of the W.M. Woods property (Book 2800, Page 391, RODC, TN); thence with Woods' northwesterly property line, Southwestwardly 511.5 feet, more or less, to a point on the northeasterly margin of Old Murfreesboro Road; thence with said margin, Northwestwardly 75.0 feet, more or less, to the point of beginning.

Being the same property conveyed to Betty T. Augustine, single by Deed from Samuel L. Wellington and wife, Robin M. Wellington, dated July 12, 1984, of record in Book 6337, Page 551, Register's Office for Davidson County, Tennessee. The said Betty T. Augustine having since married and is now known as Betty T. Brown.

Being the same property conveyed to Betty T. Brown, married, by Quitclaim Deed from Betty T. Augustine, now known as Betty T. Brown, married, dated May 18, 2015, of record in Instrument No. 20150526-0047791, Register's Office for Davidson County, Tennessee. Betty T. Brown is now a widow as her husband, Harold Vernon Brown, having died on February 10, 2015.

Being the same property conveyed to Betty T. Brown, a widow, and Bonnie D. Thompson, an unmarried woman, as joint tenants with right of survivorship, by Quitclaim Deed from Betty T. Brown, married, dated September 20, 2019, of record in Instrument No. 20190924-0096812, Register's Office for Davidson County, Tennessee. The said Bonnie D. Thompson having since died on February 4, 2023.

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: **1902 Old Murfreesboro Pike, Nashville, TN 37217 .**

Witness my/our hand(s) this **16th** day of **March, 2023**

Betty T. 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 **Betty T. Brown**, the bargainor, 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 Nashville, Tennessee, this **16th** day of **March, 2023.**

Notary Public

My Commission Expires: September 7, 2026

