Karen Johnson Davidson County
Batch# 982667 DEEDQC
03/20/2023 03:47:24 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230320-0020118

This instrument prepared by:
(And return to)

Jeffrey M. Grissim,
Attorney at Law
1222 17th Avenue South
Nashville, TN 37212

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.:
Bradley D. Williams, and Brian A. Courtney P.O. Box 40934 Nashville, TN 37204	SAME	118 13 0 146.00

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter*****

WHEREAS, this deed is being executed and recorded to revise and reflect the correct marital status of the property owner, with the benefit of survivorship.

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged said **Bradley Williams, and spouse, Brian Courtney,** (the "Grantors"), and by these presents do transfer and convey unto the said **Bradley D. Williams and Brian A. Courtney, a married couple** (the "Grantees"), their successors and assigns, all of their rights, title and interest in and to that certain land in **Davidson** County, State of Tennessee for the sole purpose of establishing a tenancy by the entirety, including rights of survivorship. The property is more particularly described as follows:

Land in Davidson County, Tennessee, being part of Lot No. 33 on the Plan of the Country Property of N.A. McNairy, deceased, of record in Minute Book "E" pages 564 and 565, and Plan Book 1, page 29, Chancery Court at Nashville, Tennessee, and being part of Lot No. 9 of the Plan of Caldwell Lane Subdivision, unrecorded described according to a copy of a survey made June 8, 1954, by James A. Hamilton., as follows:

Beginning on the westerly margin of Bates Drive at a point 202 feet Northerly from the Northeast corner of Lot No. 107, on the Plan of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee; thence, with the Westerly margin of Bates Drive and North 2 degrees 55 minutes east 223 feet to the Northeasterly corner of said Lot No. 9 and on the Southerly margin of Caldwell Lane; thence with the Southerly margin of Caldwell Lane, North 85 degrees 45 minutes West 200 feet to the Northwesterly corner of said Lot No. 9; thence, with the Westerly line of said Lot No. 9 and along the Easterly border of the old Morrow Property, South 2 degrees 49 minutes West 233.7 feet; thence South 85 degrees 45 minutes east 32.35 feet; thence North 2 degrees 55 minutes East 10.7 feet; thence South 85 degrees 45 minutes east 167.4 feet to the beginning.

Included in the above description but excluded from this conveyance is a tract of land described as follows:

Beginning on the westerly margin of Bates Drive at a point 202 feet Northerly from the Northeast corner of Lot No. 107, on the Plan of Rolling Meadows, of record in Book 1424, pages 98 and 99, Register's Office for Davidson County, Tennessee; thence, with the Westerly margin of Bates Drive and North 2 degrees 55 minutes east 223 feet to the Northeasterly corner of said Lot No. 9 and on the Southerly margin of Caldwell Lane; thence with the Southerly margin of Caldwell Lane, North 85 degrees 45 minutes West 200 feet to the Northwesterly corner of said Lot No. 9; thence, with the Westerly line of said Lot No. 9 and along the Easterly border of the old Morrow Property, South 2 degrees 49 minutes West 233.7 feet; thence South 85 degrees 45 minutes east 32.35 feet; thence North 2 degrees 55 minutes East 10.7 feet; thence South 85 degrees 45 minutes east 167.4 feet to the beginning.

Being the same property conveyed to Brian Courtney and Bradley Williams, by deed from James Robbins, Trustee, and his successors in trust, of the 522 4th Avenue Trust dated July 8, 2016, of record in Instrument No. 20210201-0013987, in said Register's Office for Davidson County, Tennessee.

Being also known as: 946 Caldwell Lane, Nashville, Tennessee 37204.

The legal description provided herein is exactly the same as in the prior recorded deed.

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

[Remainder of page intentionally left blank]

WITNESS my hand this 20th day of March, 2023.

Brian Courtney **Bradley Williams**

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged to me that **Bradley Williams** and **Brian Courtney,** and that they, being authorized so to do, executed the within instrument for the purposes therein contained by signing their name.

Witness my hand and official seal at office in Nashville, Tennessee on this the 20th day of March, 2023.

Notary Public

My Commission Expires: _____

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer, or value of property (whichever is greater) is $ 0.00 .

Affiant

Subscribed and sworn before me this 20th day of March, 2023.

My Commission Expires: _____

NOTARY PUBLIC

JEFFREY M. GRISSIM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires JULY 9, 2024