This instrument prepared by:
(And return to)

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

Karen Johnson Davidson County
Batch# 982667 DEEDQC
03/20/2023 03:47:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20230320-0020124

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	14504001800

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 D. Williams, and spouse, Brian A. 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 Lot No. 4, on the First Addition to Leland Manor, a part of the Overton Lea Estate, not of record, described according to a survey made by Wm. A. Pitts, February 1, 1947, as follows:

Beginning on the southerly margin of Tyne Boulevard, at the corners of Lots Nos. 3 & 4; said beginning point being the northeast corner of the property conveyed to R. L. Gant and wife, by deed from F. N. McNeill, Jr., Executor and Trustee, of record in Book 1809, Page 246, Register's Office for said County, thence with Gant's east line, southwardly 446.2 feet to the north line of Lot No.5, thence, with the north line of said Lot, eastwardly 246.1 feet to the westerly margin of Leland Lane; thence with the westerly margin of said lane, northwardly 424.95 feet to the beginning of a curve; thence, around said curve, with a radius of 20 feet to the southerly margin of Tyne Boulevard; thence, with the southerly margin of same, westwardly 217.1 feet to the beginning, containing 2.45 acres, more or less.

Being the same property conveyed to Bradley D. Williams, unmarried and Brian A. Courtney, unmarried, as joint tenants with rights of survivorship, by deed from Paul K. Conkin and wife, Dorothy L. T. Conkin, in

Instrument No. 20140812-0072770, Register's Office for Davidson County, Tennessee.

Being also known as: 1003 Tyne Boulevard, Nashville, Tennessee 37220.

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.

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

Brian A. Courtney

Bradley D. 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 D. Williams** and **Brian A. 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.

NOTARY PUBLIC

My Commission Expires:

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