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

20230320-0020131

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	105-14-17.00

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. 71 on the Waverly Land Company's Plan of Lots, called Waverly Place as of record in Book 57, Page 95, Register's Office for said County, described as follows:

Beginning on the westerly margin of Elliott, formerly Forest Avenue at the corner of Lot Nos. 70 and 71; thence with the line between said two lots westwardly 200 feet to the easterly margin of an alley; thence with said alley, southwardly 100 feet; thence westwardly 200 feet, more or less, to the westerly margin of Elliott Avenue; thence with said Avenue northwardly 100 feet to the beginning.

Being the same property conveyed to Bradley Williams, unmarried and Brian Courtney, unmarried by Quitclaim Deed from Hilltop Property Management, LLC, of record in Instrument No. 20090903-0082907, Register's Office for Davidson County, Tennessee.

Being also known as: 2119 Elliott Avenue, 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.

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.

NOTARY PUBLIC

My Commission Expires:

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