Karen Johnson Davidson County
Batch# 982667 DEEDQC
03/20/2023 03:47:24 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20230320-0020133

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	105-13-409

*****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:

Being part of Lot No. 1 on the Map of Joseph Knowles Subdivision of Block "D" of the C.D. Elliott Property, as of record in Book 332, Page 48, Register's Office for Davidson County, Tennessee, described according to a survey made by James A. Hamilton, Jr., Surveyor, March 5, 1952, as follows:

BEGINNING at the southeast corner of Bradford Avenue and 9th Avenue South or Kirkman Avenue; thence with the southerly margin of Bradford Avenue, eastwardly 55 feet to the corner of Lots Nos. 1 and 2; thence with the line between said two lots, southwardly 160 feet to a point 50 feet north of the northerly margin of an alley; thence at right angles, westwardly 23 feet; thence at right angles northwardly 15 feet; thence at right angles, westwardly 76.9 feet to the easterly margin of 9th Avenue South or Kirkman Avenue; thence with said Avenue, northwardly 151.4 feet to the beginning.

Being the same property conveyed to Bradley D. Williams and Brian A. Courtney, both unmarried, by deed from Darlene Michelle Foster, individually and Executrix of the Estate of Reita W. Foster, deceased, of record in Instrument No. 200004060034775, Register's Office for Davidson County, Tennessee.

Being also known as: 859 Bradford 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 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