Karen Johnson Davidson County
Batch# 999449 DEEDQC
05/04/2023 08:29:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20230504-0033033

/
File No: ARS-85479
Grantor's Loan No. 4590427

After Recording, Send to:
Allegiant Reverse Services
905 Highland Point Drive, Suite 150
Roseville, CA 95678

Prepared by: Thomas Granville McCroskey, Esq., Tennessee Bar No. 15569, Cordell Law LLC, 5315 N Clark Street #173, Chicago, IL 60640, (866) 363-3337.

The preparer of this instrument has neither been requested to nor has the preparer conducted a title search or an inspection of the real property transferred hereby. No representations or warranties as to accuracy of the description, the status of title or condition of the real property have been made by the preparer.

New Owner Address/Send Tax Bills To:
Olivia Brown and Tameka N. Brown, 560 Phipps Drive, Nashville, TN 37218

Exempt: Section 67-4-409(a)(4): This is a quitclaim deed given for no monetary consideration and pursuant to Tennessee Code Section 67-4-409(a)(4) no transfer tax is due.

Tax Parcel Number: 058.11.0.085.00

QUITCLAIM DEED

Olivia Brown, who acquired title as Olivia Mai Brown, unmarried, and **Tameka N. Brown,** unmarried, as joint tenants with right of survivorship, ("Grantor"), of **560 Phipps Drive, Nashville, TN 37218**, for and in consideration of $0.00 (Zero Dollars and Zero Cents) and other good and valuable consideration in hand paid, receipt of which is hereby acknowledged, conveys and quitclaims their interest in the real estate described below to **Olivia Brown**, unmarried, and **Tameka N. Brown,** unmarried, as joint tenants with right of survivorship, ("Grantee"), whose tax mailing address is **560 Phipps Drive, Nashville, TN 37218,** with quitclaim covenants, the following described real estate:

The land referred to herein below is situated in the county of Davidson, state of Tennessee, and is described as follows:

Being Lot No. 118 Royal Hill Subdivision Section 1 of record in Plat Book 4675, page 73, Register's Office for Davidson County, to which plat reference is made for a more complete description.

Property Address is: 560 Phipps Drive, Nashville, TN 37218

THE INSTRUMENT CONSTITUTING THE SOURCE OF GRANTOR'S INTEREST IN THE FOREGOING DESCRIBED PROPERTY WAS A QUITCLAIM DEED RECORDED AS INSTRUMENT NO. 20180801-0074872 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

Parcel ID: 058.11.0.085.00

Title to the property hereinabove described is subject to the following: a) real estate taxes and assessments not yet due and payable; b) zoning laws and ordinances; c) covenants, conditions, restrictions of record and easements for the use of public utilities; d) legal roads and highways; and e) any rights of tenants in possession.

Executed by the undersigned on April 18th, 2023.

Olivia Brown

Olivia Brown, who acquired title as Olivia Mai Brown

Tameka N. Brown

Tameka N. Brown

STATE OF Tennessee
COUNTY OF Davidson

I, the undersigned, a Notary Public in and for said County and State aforesaid, DO HEREBY CERTIFY THAT **Olivia Brown** and **Tameka N. Brown**, personally known to me, or has produced Driver License, as identification, to be the same person(s) whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that (he/she/they) signed, sealed, and delivered the said instrument as (his/her/their) free and voluntary act for the uses and purposes therein set forth.

Given under my hand and Notarial Seal this 18 day of April, 2023.

Cheryl Blay
Notary Public

CHERYL BLAY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
EXPIRES SEPTEMBER 02, 2024

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 0.

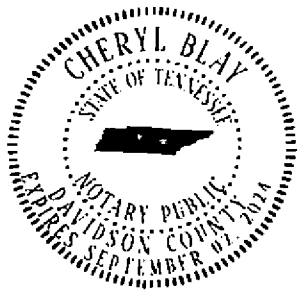
Tameka N. Brown
Affiant Tameka N. Brown

Subscribed and sworn to before me on this the 18 day of April, 2023.

Cheryl Blay
Notary Public

My Commission Expires: September 02, 2024

SEAL



Tennessee Certification of Electronic Document

I, Sylvia Flake, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 04/18/2023 (date of document).

Affiant Signature

05/02/2023
Date

State of California

County of Placer

Sworn to and subscribed before me this 2nd day of May, 2023.

Notary's Signature

MY COMMISSION EXPIRES: 01/26/2025

NOTARY'S SEAL

