Karen Johnson Davidson County
Batch# 1014517 DEEDWARRSP
06/13/2023 01 06 26 PM 3 pgs
Fees $18 00 Taxes $196 10
20230613-0045029

This Instrument Prepared By:
D. Jefferson Herring, Attorney
222 Second Avenue North, Suite 415
Nashville, TN 37201

SPECIAL WARRANTY DEED

Grantor: **Quantrell Lanea McDonald**	
Grantees: **Tim E. Brown and Tina R. Brown-Buford**	
County: **Davidson, Tennessee**	
Name and Address of New Owner: Tina R. Brown-Buford, Tim E. Brown 3191 Qualynn Drive Nashville TN 37207	**Send Tax Bills To: Same** **Map and Parcel No. (s):** 105 10 00 151.00

Affidavit of Consideration

STATE OF TENNESSEE) **COUNTY OF DAVIDSON)**	
The actual consideration for this transfer is $53,000.00. Tim E. Brown; Tina R. Brown-Buford Affiants	Subscribed and sworn to before me, this **26th day of May, 2023.** Notary Public My commission Expires: Jan. 5, 2027

D. JEFFERSON HERRING STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

FOR AND IN CONSIDERATION of the sum of ten dollars ($10.00) cash in hand paid, and for other good and valuable consideration the receipt of which is acknowledged, **Quantrell Lanea McDonald** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey her undivided one-sixth (1/6) interest in and to the real estate described in Exhibit A, attached hereto and incorporated herein ("the Property") to **Tim E. Brown** and **Tina R. Brown-Buford** (together, "Grantees") to hold in equal undivided interests as tenants in common.

TO HAVE AND TO HOLD the Property, with appurtenances, estate, title and interest thereto belonging to Grantees, their successors and assigns forever. Grantor covenants that she is lawfully seized and possessed of the Property in fee simple, and has a good right to convey it. Grantor further covenants that she has not made, executed or allowed any instrument or act whereby the Property, or any part thereof, shall be charged or encumbered in any manner except for such matters as disclosed in this deed including the attached Exhibit A and matters filed of record with the

Register's Office for Davidson County, Tennessee. The Property is subject to the lien of current year property taxes which taxes shall be paid by Grantees when due.

Grantor further covenants and binds herself, her successors, assigns and representatives to warrant and forever defend the title to the Property to Grantees, their successors and assigns, against the lawful claims of all persons claiming by or through Grantor, but no further.

IN WITNESS WHEREOF, Grantor has signed by Deed on this 10th **day of** June **, 2023.**

Quantrell L. McDonald

Quantrell Lanea McDonald

STATE OF TENNESSEE)
COUNTY OF Sumner **)**

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Quantrell Lanea McDonald**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 10th day of June, 2023.

Morgan Langos

Notary Public

My Commission Expires 1-31-24

MORGAN LANGOS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires JAN 31, 2024

EXHIBIT A

Land in Davidson County, Tennessee, described as follows:

BEING Lot No. 9 on the Map of the Douglas Place, as of record in Book No. 332, Page 130, Register's Office for said County.

SAID Lot No. 9 fronts 63 feet on the easterly side of Elliott Avenue, formerly Kirkman Avenue, and runs back 180 feet on the south line and 199.5 feet on the north line to an alley and shows 60 feet on said alley.

Being the same property conveyed to Ben E. Brown and wife, Betty Brown, from Third National Bank in Nashville, Trustee, under Will of Georgia Myers McKay, by deed of record in Book 5325, page 836, Register's Office for Davidson County, Tennessee. Ben E. Brown is also known as Ben Edward Brown and Betty Brown is also known as Betty Jean Brown. And the said Betty Brown died on January 18, 2003, and title thereby vested fully in Ben E. Brown. Ben E. Brown died on May 6, 2022, and did not leave a last will and testament in which case the property vested in his heirs at law pursuant to T.C.A. § 31-2-103, 104, who according to the Affidavit of Heirship filed of record with the Register for Davidson County, Tennessee, as Instrument No. 20230320-001992, were a surviving son, Tim E. Brown, as to an undivided one-third (1/3) interest; a surviving daughter, Tina R. Brown-Buford, as to an undivided one-third (1/3) interest; a surviving granddaughter, Quantrell Lanea McDonald, as to an undivided one-sixth (1/6) interest; and a surviving granddaughter, Veletha Michelle Belser, as to an undivided one-six (1/6) interest. No probate administration was conducted for the Estate of Ben E. Brown.

This is improved property known as 2032 Elliott Avenue, Nashville, Tennessee 37204. The property was not surveyed at the time of this conveyance, and the legal description above was taken from the previous deed of conveyance.