Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $-0- Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th OF JUNE, 2023 Notary Public MY COMMISSION EXPIRES 3/3/2026 (AFFIX SEAL)

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

THIS INSTRUMENT WAS PREPARED BASED SOLELY ON INFORMATION FURNISHED BY THE PARTIES. NO INDEPENDENT TITLE EXAM HAS BEEN PERFORMED NOR TITLE OPINION RENDERED.

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO	MAP-PARCEL NUMBERS
DON E. BRICKNER, ET AL	**SAME**	**118-06-0-104.00**
(NAME) **839 BATTLEFIELD DRIVE**	(NAME)	
(ADDRESS) **NASHVILLE, TN 37204**	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Karen Johnson Davidson County
Batch# 1015889 DEEDQC
06/16/2023 08 54 37 AM 2 pgs
Fees $12 00 Taxes $0 00

20230616-0045948

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **WE, DON E. BRICKNER AND STEPHEN M. BRICKNER,** BY THESE PRESENTS DO REMISE, RELEASE, QUITCLAIM, AND CONVEY ALL OF OUR RIGHT, TITLE, AND INTEREST UNTO, **DON E. BRICKNER, A ONE THIRD (1/3RD) UNDIVIDED INTEREST AND ANGIE NANCE, A ONE THIRD (1/3RD) UNDIVIDED INTEREST, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, AND A ONE THIRD (1/3RD) UNDIVIDED INTEREST, TO STEPHEN M BRICKNER, AS TENANTS IN COMMON,** HEREINAFTER CALLED THE GRANTEES, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON COUNTY**, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT

Land in Davidson County, Tennessee, being Lot(s) 3, Block "E" as shown on the map entitled the Map of Battlefield Estates, Section No 2, of record in Book 843, page 108, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description

Said Lot No 3 fronts 100 feet on the southerly side of Battlefield Drive and runs back 269.9 feet on the westerly line and 284 feet on the easterly line to a dead line, measuring 100 feet thereon

Being the same property conveyed to KENNETH L. DUKE AND WIFE, A. JANE DUKE, by deed from H E. MILLRANY AND WIFE, MARIE MILLRANY, of record in Book 3312, page 394, dated November 30, 1961, said Register's Office. Being further conveyed to A JANE DUKE, by Quitclaim Deed from KENNETH L DUKE, of record in Book 9705, page 126, dated May 31, 1995, said Register's Office. A JANE DUKE died testate on or about July 27, 1995, devising a seventy-five (75%) undivided interest to WILLIAM CHRISTOPHER DUKE and a twenty-five (25%) undivided interest to WILLIAM CHRISTOPHER DUKE, TRUSTEE OF THE WILLIAM CHRISTOPHER DUKE CHILDREN'S TRUST by will of record in Will Book 27, Page 504, Probate Court for Rutherford County, Tennessee WILLIAM CHRISTOPHER DUKE died intestate on or about February 13, 2015, leaving Lori Duke, William Taylor Duke and Hayden Laster Duke, as his only heirs-at-law. For further reference see Affidavit of Heirship of record in Instrument No 20170525-0052418, said Register's Office. LORI DUKE has been appointed SUCCESSOR TRUSTEE OF THE WILLIAM CHRISTOPHER DUKE CHILDREN'S TRUST by Notice of Successor Trustee Appointment of record in Instrument No 20170501-0042781, said Register's Office Further, being the same property conveyed to LUTHER GRAY AND WIFE, DEBORAH GRAY AND DON BRICKNER by quitclaim deed from LORI DUKE, SUCCESSOR TRUSTEE OF THE WILLIAM CHRISTOPHER DUKE CHILDREN'S TRUST, LORI DUKE, WILLIAM TAYLOR DUKE AND HAYDEN LASTER DUKE, AS THE SOLE HEIRS AT LAW OF WILLIAM CHRISTOPHER DUKE of record in Instrument No. 20170525-0052419, dated May 20, 2017, said Register's Office For further reference see deeds of record in Book 10895, Page 708, and in Instrument No 20071011-0120910, said Register's Office

Being further conveyed to Don E Brickner and Stephen M. Brickner from Luther Gray and wife, Deborah Gray, by Quitclaim Deed dated June 6, 2017, of record in Instrument No 20170627-0064485, said Register's Office

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 4318, PAGE 238, Register's Office for Davidson County, Tennessee.

This conveyance is subject to matters shown on the Plan of record in Book 843, page 108, and any and all other easements, restrictions, and conditions which may affect said property in the Register's Office for Davidson County, Tennessee

Unimproved ( )
This is improved(X) property known as **839 BATTLEFIELD DRIVE, NASHVILLE, TN 37204**
(House Number) (Street) (P O Address) (City or Town) (Postal Zip)

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 our hands this 7th day of June, 2023

DON E. BRICKNER

STEPHEN M. BRICKNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, the within named **DON E. BRICKNER AND STEPHEN M. BRICKNER,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained

Witness my hand and official seal at office this 7th day of June, 2023

My Commission Expires 3/3/2024

Notary Public

LEE A. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON