QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE. WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF ___ 2023.

Notary Public

MY COMMISSION EXPIRES: May 7, 2024
(AFFIX SEAL)

Karen Johnson Davidson County
Batch# 1036283 DEEDQC
08/09/2023 09:46:02 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20230809-0061673

CHUKWUDI EMMETEBU NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Manson Johnson Conner PLLC
1720 West End Ave.
Suite 300
Nashville, TN 37203
(615) 254-1600

ADDRESS NEW OWNER AS FOLLOWS	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Joan Browne	**New Owner**	**08310030200**
(NAME)	(NAME)	
1707 Woodland Street		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, **JOAN BROWNE,** HEREINAFTER CALLED THE GRANTOR, DOES HEREBY QUITCLAIM AND CONVER UNTO **ISAAC CONNER, TRUSTEE**, HEREINAFTER CALLED THE GRANTEE, **TO CREATE A LIFE ESTATE INTEREST IN JOAN BROWNE WITH THE REMAINDER INTEREST TO THOMAS BROWNE, DUREL BROWNE, AND ANGELAH BROWNE**, THEIR HEIRS AND ASSIGNS, IN EQUAL SHARES, ALL OF GRANTOR'S RIGHTS, TITLE, AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACTS/PARCELS OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Being Lot No. 50 in the subdivision of the Chadwell Home Place, called Lockeland, a plan of which is of record in Book 57, page 135, Register's Office for Davidson County, Tennessee.

Said Lot fronts 50 feet on the north side of Woodland (formerly Plum) Street, and runs back between parallel lines 170 feet to an alley.

BEING the same property conveyed to Joan C. Browne, by Quitclaim Deed from William D. Castleman, trustee, of record in Book 10542, Page 950, in said Register's Office.

This is improved property known as 1707 Woodland Street Nashville, TN 37206.

AND NOW I, THE SAID **ISAAC CONNER, TRUSTEE,** FOR THE EXPRESS PURPOSE OF CARRYING OUT THE INTENT OF THIS CONVEYANCE, AS ABOVE SET OUT, DO HEREBY QUITCLAIM AND CONVEY A LIFE ESTATE INTEREST IN **JOAN BROWNE** WITH THE REMAINDER INTEREST TO **THOMAS BROWNE, DUREL BROWNE, AND ANGELAH BROWNE** HER HEIRS AND ASSIGNS, THE SAME PROPERTIES HEREINABOVE DESCRIBED AND SET FORTH, TO WHICH REFERENCE IS HERE MADE, AND SAID PROPERTY IS CONVEYED SUBJECT TO THE SAME LIMITATIONS, RESTRICTIONS, AND ENCUMBRANCES AS MAY AFFECT THE PREMISES, AS ABOVE SET FORTH.

THIS INSTRUMENT WAS PREPARED WITH INFORMATION SUPPLIED BY THE GRANTEE AND/OR GRANTOR. NO TITLE EXAMINATION WAS PERFORMED TO VALIDATE THE ACCURACY OF TITLE. THEREFORE, THE PREPARER DOES NOT ACCEPT LIABILITY FOR THIS INSTRUMENT.

Witness my hand (s) this the 8 day of August, 2023.

Joan Browne

Joan Browne

Isaac Conner, Trustee

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JOAN BROWNE,** the within named grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8th day of August 2023.

Notary Public

My Commission Expires: May 7, 2024

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **ISAAC CONNER,** the within named Trustee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 8 day of August 2023.

Notary Public

My Commission Expires: May 7, 2024

CHUKWUDI ECHETEBU
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY