This instrument prepared by:
Dodson Parker Behm & Capparella, P.C.
1310 1st Avenue North
Nashville, TN 37208
(615) 254-2291

Karen Johnson Davidson County
Batch# 1083455 DEEDQC
12/19/2023 08:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231219-0097535

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
DBB Family Trust P.O. Box 1280878 Nashville, TN 37212	Same	10408015800

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **Dane B. Bryant**, ("**Grantor**") does hereby assign, transfer, convey, and quitclaim any and all of their rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **Linda Lee Wilson and Dana Bryant Hentschel** as Trustees of the **DBB Family Trust**, its successors and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being the northerly 50 feet of Lot No. 12 on the Plan of 0. H. Shields' Subdivision of Lot No. 69 on the Plan of 0. B. Hayes' Rokeby Addition, of record in Book 161, Page 158, Register's Office for Davidson County, Tennessee.
>
> Said part of Lot 12 fronts 50 feet on the westerly side of 19th Avenue South, formerly Everett Street, and runs back 159.7 feet on the northerly line and 163 feet, more or less, on the southerly line to an alley, measuring 50 feet thereon.
>
> Being the same property conveyed to Dane B. Bryant from DEL/DANE III, LLC, a Tennessee limited liability company, by Quitclaim Deed of record at Instrument Number 20120523-0044863, Register's Office for Davidson County, Tennessee.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE
COUNTY OF CHEATHAM

The consideration for this conveyance, per T.C.A. 67-4-409, is $-0-.

Subscribed and sworn to before me this the 18th day of December, 2023.

Affiant _____

Notary Public _____ My Commission Expires: _____

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

This is improved property known as 1709 19th Ave. S., Nashville, TN 37212.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS my hand this the 18th day of December, 2023.

_____
Dane B. Bryant, Grantor

STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Dane B. Bryant**, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that Grantor executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 18th day of December, 2023.

_____ My Commission Expires: _____
Notary Public

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2025

Certificate of Authenticity

I, Sarah Arick, 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 on December 18, 2023 and authenticated according to law on July 1, 2021.

Date: 12/18/2023

Sarah Arick

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn and subscribed before me on December 18, 2023.

Notary Public: Julie Downs Payne
My Commission Expires: 03/03/2026

J. D. PAYNE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026