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# 1083456 DEEDQC
12/19/2023 08:01:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20231219-0097536

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
DBB Family Trust	Same	Map 92-16
P.O. Box 1280878		Parcel Nos.
Nashville, TN 37212		334 and 336

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:

Lot No. 134
Land in Davidson County, Tennessee, being Lot No. 134 in O. B. Hayes' Plan of Small Lots, of record in Plan Book 1, pages 69 and 81, Chancery Court at Nashville, and described according to an unregistered copy of a survey thereof made by W. A. Blanchard, Civil Engineer, June 4, 1946 as follows:

Said Lot No. 134 fronts 49 feet, more or less, on the westerly side of 18th Avenue South, formerly Lamar Street, and runs back between lines, 145 feet, more or less, to an alley on which it measures 48.3 feet, more or less.

Lot No. 135
Being Lot No. 135 in O. B. Hayes' First Plan of Small Lots, as of record in Plan Book 1, page 69, of the Chancery Court at Nashville.

Said Lot No. 135 fronts 50 feet on the westerly side of 18th Avenue, South, formerly Lamar Street, and runs back between parallel lines, 150 feet, more or less, to an alley.

Lot No. 136
Being Lot No. 136 on the Map of O. B. Hayes Addition, of record in Plan Book 1, page 69, Chancery Court, Nashville, Tennessee.

Said Lot No. 136 fronts 50 feet on the westerly side of 18th Avenue South and runs back between parallel lines 150 feet to an alley in the rear.

Being the same property conveyed to Dane B. Bryant from Ronald C. Robinson and Janet K. Robinson, Co-Executors of the Estate of Marizona Robinson, by Warranty Deed of record at Instrument Number 20030219-0021316, 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 709 and 711 (formerly 711 and 713) 18th Ave. S., Nashville, TN 37212.

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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.

Notary Public My Commission Expires: _____

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