Irene Johnson Davidson County
tch # 1085613 DEEDQC
12/27/2023 09:56:20 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20231227-0099212

QUITCLAIM DEED

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 20th day of December, 2023

Notary Public

MY COMMISSION EXPIRES: 6-23-26

(AFFIX SEAL)

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

THIS INSTRUMENT WAS PREPARED BY
Lighthouse Title and Escrow, 301 S. Perimeter Park Drive, Suite 125, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Terrence Barrosso Brown	Same as	092-07-0-204.00
(NAME)	(NAME)	
190 Beverly Randolph Dr	new owner	
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37129		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **,Rosalind S. Jones and Cheryl S. Tatum** hereinafter called the Grantor(s), have quitclaimed unto **Terrence Barrosso Brown and Thea Nicole Jones,** hereinafter called the Grantee(s), their assigns, 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 No. 19 on the Plan of G.W. Ashcraft's Subdivision of Lot No. 11 of the Boyd McNairy Tract as of record in Book 57, Page 59, Register's Office for Davidson County, Tennessee.

Said Lot No. 19 fronts 35 feet on the southerly side of Batavia, formerly Prospect Street and runs back between parallel lines 110 feet to an alley.

Being the same property conveyed to Rosalind S. Jones and Cherly S. Tatum, individually as beneficiaries of Sharpe Family Trust dated August 24, 2016, from Rosalind S. Jones and Cherly S. Tatum, Trustees, by Quitclaim Deed on October 16, 2020, of record in Instrument Number 20201023-0123420, Register's Office for Davidson County, Tennessee.

INFORMATION PROVIDED BY PARTIES. NO WARRANTY IS PROVIDED AS TO THE ACCURACY OF THIS INFORMATION.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 2405 Batavia Street, Nashville, TN 37208

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hands this ~~26~~ 20th day of December, ~~2022.~~ 2023

Rosalind S. Jones

Cheryl S. Tatum

State of Tennessee
County of Davidson

Personally appeared before me ,Rosalind S. Jones and Cheryl S. Tatum with whom I am personally acquainted, and who acknowledged that they executed the foregoing instrument for purposes therein contained.

WITNESS my hand and seal this ~~26~~ 20th day of December, ~~2022.~~ 2023

Notary Public

My Commission Expires: 6-23-25

JONATHON TRISTON JACOBS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

RETURN TO:
Lighthouse Title and Escrow
301 S. Perimeter Park Drive, Suite 125
Nashville, TN 37211

File No.: 202311011