This Instrument Prepared by:

The Law Offices of
LUVELL L. GLANTON
915 Jefferson Street, 2nd Floor
Nashville, TN 37208

ADDRESS OF NEW OWNER:
Law Offices of Luvell Glanton
915 Jefferson Street
Nashville, TN 37208

SEND TAX BILLS TO:
Same as owner

MAP/PARCEL
71-5-202, 203 and **204**

QUITCLAIM DEED

FOR GOOD AND VALUABLE CONSIDERATION of the sum of one dollar ($1.00), and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged, I, **STERLING C. BROWN, SR.,** (Grantor), have this day bargained and sold and by these presents do hereby quitclaim and convey unto **Jacob Franklin** (as Trustee) herein, herein, all of my interest, in fee simple, in the following described real estate situated in Davidson County, Tennessee

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lots Nos. 83, 84 and 85, on the Plan of Brooklyn Heights, as of record in Book 332, page140, Register's Office for said County.

Said Lots front together 120 feet on the northerly side of Glade Avenue And run back between parallel lines 140 feet to a line at the rear, on Which it measures 120 feet thereon.

Being the same property conveyed to Charles . Wright, by deed from Hattie Goodall, Walter Oscar Goodall and wife, Bobbie Jean Goodall, of record in Book 5207, page 266, and by deed from Hattie Goodall, of record in Book 5207, Page 268, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Karen Johnson
Batch # 1097119
02/01/2024 03:43:30 PM
Fees: $17.00 Taxes: $0.00
Davidson County
DEEDQC
3 pgs
20240201-0007279

1. Restrictive covenant of record in Book 589, page 68, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sterling C. Brown and wife, Mildred L. Brown by warranty deed from Charles H. Wright, unmarried of record in Book 7382, pages974, 975 and 976 Register's Office for Davidson County, Tennessee. Sterling C. Brown's wife has since passed since this conveyance.

This is improved property known as 1816 Glade Street, Nashville, Tennessee 37207.

IN WITNESS WHEREOF, I have hereunto set my signature, on this the 1st day of February, 2024.

Sterling Brown

STERLING C. BROWN

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

On this the 1st day of February, 2024., before me personally appeared Sterling C. Brown, Sr., 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.

James B. Cline STATE OF TENNESSEE NOTARY PUBLIC Davidson COUNTY

NOTARY PUBLIC

My Commission Expires: 1-4-2027

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater is One Dollar ($1.00), which amount is equal to or greater than the amount the property or interest in property transferred would command at a fair and voluntary sale.

Jacob Franklin, Grantee

Sworn to and subscribed before me this
1st day of February, 2024.

NOTARY PUBLIC
My Commission Expires: 1-4-2027

THIS INSTRUMENT WAS PREPARED FROM INFORMATION SUPPLIED BY THE PARTIES. NO TITLE EXAMINATION HAS BEEN PERFORMED OR REQUESTED AND THE LAW OFFICES OF LUVELL L. GLANTON, PLLC. SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION.