This Instrument Prepared by:

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

ADDRESS OF NEW OWNER:
Sterling Brown
5077 Twin Lakes Drive
Old Hickory, TN 37138

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, **JACOB FRANKLIN,** as trustee, have this day bargained and sold and by these presents do hereby quitclaim and convey unto **STERLING C. BROWN, MARVA LYLE, MELANIE CROWDER** and **STERLING BROWN, JR.** (Grantees) herein, in equal shares, their successors and or assigns, 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.

Current Source of Title: 20240201-0007279

Karen Johnson Davidson County
Batch # 1097119 DEEDQC
02/01/2024 03:43:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240201-0007280

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

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.

Jewell S. Grimes STATE OF TENNESSEE NOTARY PUBLIC Davidson County

Jewell S. Grimes
Exp: 1-4-2027

JACOB FRANKLIN

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.

Marva Lyle, Grantee

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

Jewell S. Grimes STATE OF TENNESSEE NOTARY PUBLIC Davidson County

Jewell S. Grimes

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.

Sterling Brown Sr.
Sterling Brown Sr., Grantee

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

Luvell S. Glanton
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.

Jewell S. Grimes

STATE OF TENNESSEE NOTARY PUBLIC

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.

Jewell S. Grimes STATE OF TENNESSEE NOTARY PUBLIC Davidson County

Melanie Crowder

Melanie Crowder, Grantee

Sworn to and subscribed before me this 15th day of February, 2024.

Jewell S. Grimes

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.

Davidson County STATE OF TENNESSEE NOTARY PUBLIC

Sterly Brown Jr.

Sterling Brown Jr., Grantee

Sworn to and subscribed before me this 15th day of February, 2024.

Jewell S. Grimes