4733-4(BM) Box #14

QUITCLAIM DEED



State of Tennessee
County of Davidson

The actual consideration for this transfer is **$-0.00-**

Betty T. Brown
Affiant

Subscribed and sworn to before me, this the 26th day of March, 2024.

Notary Public

My commission expires: 9-7-2026
(AFFIX SEAL)

Karen Johnson
Batch # 1115455
03/27/2024 11:15:53 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240327-0021292

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Betty T. Brown	**Betty T. Brown**	**135-00-0-125.00**
1902 Old Murfreesboro Pike	**1902 Old Murfreesboro Pike**	
Nashville, TN 37217	**Nashville, TN 37217**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Betty T. Brown, an unmarried widow, and Franklin E. Aldridge, a married man, as joint tenants with right of survivorship

HEREINAFTER COLLECTIVELY CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Betty T. Brown, as the holder and owner of a life estate interest for and during the life of Betty T. Brown, and Franklin E. Aldridge, as the holder and owner of the fee simple remainder interest

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF GRANTORS' INTEREST IN A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND in Davidson County, Tennessee, described as follows:

Beginning at a post on the northeasterly margin of Old Murfreesboro Pike at the southeasterly corner of the James C. Norris property (Book 4506, Page 827, RODC, TN); thence with Norris' southeasterly property line and southeasterly lines of the properties of R.A. Pearce (Book 1273, Page 154, ROCD, TN), and W. Gerald Ezell and James F. Boyd (Book 4731, Page 854, ROCD, TN), Northeastwardly 511.5 feet, more or less, to the center of a drainage ditch or stream; thence with a southwesterly property line of Ezell and Boyd, and along the center of said Ditch or Stream, Southeastwardly 75.0 feet, more or less, to a point at the northwesterly corner of the W.M. Woods property (Book 2800, Page 391, RODC, TN); thence with Woods' northwesterly property line, Southwestwardly 511.5 feet, more or less, to a point on the northeasterly margin of Old Murfreesboro Road; thence with said margin, Northwestwardly 75.0 feet, more or less, to the point of beginning.

BEING the same property conveyed to Betty T. Brown, an unmarried widow, and Franklin E. Aldridge, a married man, as joint tenants with right of survivorship by Quitclaim Deed from Betty T. Brown, a widow, of record in Instrument No. 20230317-0019426, Register's Office for Davidson County, Tennessee.

The herein described property is not now nor ever has been the principal place of residence of Franklin E. Aldridge, or his spouse, if any.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This quitclaim deed has been executed and delivered to change the ownership from a joint tenancy with right of survivorship to a life estate held by Betty T. Brown with remainder interest held by Franklin E. Aldridge. The said Franklin E. Aldridge acknowledges that he is giving up any presently held right to use or occupy the property, and that Betty T. Brown shall have the sole right to use and occupy the said property for and during her natural life. Betty T. Brown shall be solely responsible to maintain the property, to maintain insurance on the property, and to pay all property taxes on the said property for and during her natural life.

THIS instrument has been prepared by the firm of Attorneys Title Company, Inc., based upon verbal information and directions from the respective parties. The parties acknowledge and understand that said firm has relied on information provided to it and does not represent the accuracy thereof. No title search or examination has been performed.

This is improved (X) Unimproved ( ) property, known as: **1902 Old Murfreesboro Pike, Nashville, TN 37217 .**

Witness my/our hand(s) this 26th day of March, 2024.

Betty T. Brown

Franklin E. Aldridge

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public of said County and State, **Betty T. Brown,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 26th day of March, 2024.

Notary Public

My Commission Expires: 9-7-2026

BARBARA A. MCGINTY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF Shelby **)**

Personally appeared before me, a Notary Public of said County and State, **Franklin E. Aldridge,** the within named Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Millington, Tennessee, this 22 day of March, 2024.

Notary Public

My Commission Expires: 02-07-2027

STEPHANIE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
COMM. EXP. 02-07-2027
SHELBY COUNTY