# QUITCLAIM DEED

Karen Johnson Davidson County
Batch # 1198903 DEEDQC
10/30/2024 03:49:15 PM 2 pgs
Fees: $12.00 Taxes: $0.00

20241030-0083822

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF OCTOBER, 2024.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

**THIS INSTRUMENT WAS PREPARED BY**
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212

| ADDRESS NEW OWNER (S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP / PARCEL NUMBER (S) |
|---|---|---|
| **Marissa Louise Brady and Miguel Devereaux Brady** | **Same as New Owners** | |
| (NAME) | (NAME) | **08115037700** |
| **1714 Heiman Street** | | |
| (ADDRESS) | (ADDRESS) | |
| **Nashville, TN 37208** | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **ERICA BRADY, AN UNMARRIED WOMAN AND MARISSA LOUISE BRADY, A SINGLE WOMAN AND MIGUEL DEVEREAUX BRADY, A MARRIED MAN,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **MARISSA LOUISE BRADY, A SINGLE WOMAN AND MIGUEL DEVEREAUX BRADY, A MARRIED MAN, AS TENANTS IN COMMON WITH THE RIGHT OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Being the westerly 30 feet Lot No. 5 and the easterly 20 feet Lot No. 6 on the Plan of Bransford Realty Company's Resubdivision of Manlove's Addition as recorded in Book 421, page 53, Register's Office for said County. Said parts of Lots Nos. 5 and 6 front together 50 feet on the Northerly side of Heiman Street and run back between parallel lines 162 feet to an alley.

Being the same property conveyed to Herman D. Brady by Deed from Labeebah N. Mateen-Wade, of record in Book 8384, Page 75, Register's Office for Davidson County, Tennessee.

Herman D. Brady died on or about August 7th, 2024. He was survived by his three children, Erica Brady, Marissa Louise Brady, and Miguel Devereaux Brady, as evidenced by Affidavits of Heirship of record in Instrument Nos. 20241030 0083820 and 20241030 0083821, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **1714 Heiman Street, Nashville, Tennessee 37208**.

Witness my/our hand(s) this the 24th day of October, 2024.

Erica Brady

Marissa Louise Brady

Miguel Devereaux Brady

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ERICA BRADY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of October, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARISSA LOUISE BRADY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of October, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MIGUEL DEVEREAUX BRADY, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 24th day of October, 2024.

Notary Public
My Commission Expires: _____
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

**RETURN TO:**
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212