Karen Johnson
Batch # 1208165
11/25/2024 09:30:57 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241125-0091812

This Instrument was prepared from information furnished by the parties without the benefit of a title examination.

This instrument prepared by:

Name: Jeffrey S. Strickland, Esq.
Firm: Strickland Law, PLLC
Address: 3200 West End Avenue, Suite 500
Nashville, Tennessee 37203
Phone Number: 615-739-6746

Address/Owners:	Send Tax Bills To:	Map Parcel
Evelyn W. Brown, Trustee	New Owner	082 07 0 134.00
1253 Dalemere Drive		
Nashville, Tennessee 37207		

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar and 00/100 ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Evelyn W. Brown ("Grantor"), does hereby convey and quitclaim unto Evelyn W. Brown, Trustee, of the Evelyn W. Brown Revocable Trust ("Grantee"), all rights, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly as follows:

Land in Davidson County, Tennessee, being Lot No. 14 and the westerly 20 feet of Lot No. 13 in the Humphrey Pierce's Addition to North East Nashville, a plan of which is of record in Book 161, page 20, Register's Office for Davidson County, Tennessee

Said Lot No. 14 and the westerly half of Lot No. 13 adjoin each other and together front 75 feet on the south side of Wilburn Street and run back with the easterly margin of an alley 91-1/2 feet more or less to an alley rear and show 72 feet on the said alley in the rear of said lots.

In accordance with Tennessee Code Annotated Section 66-24-121, the foregoing legal description is the same as in the previous deed of record.

Being the same property conveyed to Leondist Brown and wife Evelyn W. Brown, by Warranty Deed from Constance R. Wilson, a widow, of record in Book 8212, Page 806, Register of Deeds' Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description. Leondist Brown having died on September 16, 2006, leaving title vested solely to Evelyn W. Brown, as evidenced by the Affidavit of Heirship and attachment, of record as Instrument No. 20070911-0109029, Register of Deeds' Office for Davidson County, Tennessee.

This is improved property known as 308 Wilburn Street, Nashville, Tennessee 37207.

This conveyance is made subject to any and all property taxes, existing liens, encumbrances, restrictions, and easements of record.

IN TESTIMONY WHEREOF, I have hereunto set my hands this 20th day of November, 2024.

Evelyn W. Brown

Evelyn W. Brown

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, appeared Evelyn W. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 20th day of November, 2024.

Notary Public



My commission expires: July 3, 2028

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Evelyn W. Brown

Evelyn W. Brown

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 20th day of November, 2024.

Notary Public



My commission expires: July 3, 2028