Karen Johnson
Batch # 1208165
11/25/2024 09:30:57 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20241125-0091813

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	083 01 0 165.00
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 the east 50 feet of Lot No. 14 on the Map of W.H. Hyronemus Addition to East Nashville, of record in Plat Book 161, page 174, Register's Office for Davidson County, Tennessee.

Said part of lot fronts 50 feet on the northerly side of Granada Avenue, formerly Bailey Avenue, and runs back between parallel lines 168 feet to an alley.

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 Associates Financial Services Company of Tennessee, Inc., of record in Book 10160, Page 646, 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 1033 Granada Avenue, Nashville, Tennessee 37206.

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

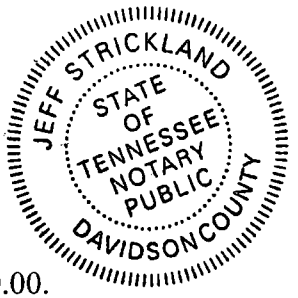
Evelyn W. Brown

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.

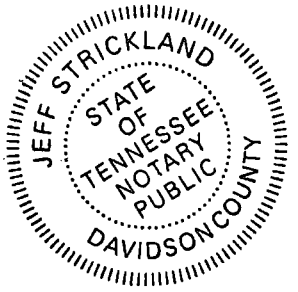
Evelyn W. Brown

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