This instrument prepared by and return to after recordation:
Chasity S. Grice, Attorney at Law,
The Estate and Family Law Group, PLLC
1755 Lynnfield Road, Suite 103
Memphis, Tennessee 38119

Karen Johnson Davidson County
Batch # 1208785 DEEDQC
11/27/2024 09:07:05 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20241127-0092792

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS, that YVONNE C. BRANDON, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, does hereby BARGAIN, SELL, REMISE, RELEASE, QUIT CLAIM and CONVEY unto YVONNE C. BRANDON, AS TRUSTEE OF YVONNE C. BRANDON REVOCABLE TRUST DATED AUGUST 28, 2024 all of her right, title and interest, in and to the following described real estate located in the City of Nashville, County of Davidson, State of Tennessee, to wit:

1909 MORENA STREET
NASHVILLE, TN 37208

Land in Davidson County, Tennessee, being Lot 15 and the easterly 8 feet of Lot 14 on the Plan of Crutcher's Subdivision No. 12. N. Lytle Plan of record in Book 57, page 81, Register's Office of Davidson County, Tennessee, described according to a survey by E Davis for Meharry Medical College date 30 April 1970 as follows BEGINNING at a point in the southerly margin of Morena Street said point being the northeast corner of Lot 15 on said plan of Crutcher's Subdivision of record in Book 57, page 81, RODCT, thence southerly along the easterly line of Lot 15 143.5 feet to a point in a 15 foot alley, thence westerly along the northerly margin of said alley 58.0 feet to a point in the southerly margin of Lot 14 of said subdivision, thence northerly 143.5 feet to a point in the southerly margin of Morena Street, thence easterly along the southerly margin of said Morena Street 58.0 feet to the point of beginning.

Being the same property conveyed to Lucille M. Brandon and Yvonne C. Brandon by Quitclaim Deed from J. Thomas Martin, Trustee of record in Book 9441, Page 175, Register's Office for Davidson County, Tennessee.

Being also the same property conveyed to Yvonne C. Brandon by Quitclaim Deed from Lucille M. Brandon, by Instrument number 0136168 in Book 9902, Page 289, Register's Office for Davidson County, Tennessee.

This is improved property known as 1909 Morena Street, Nashville, TN 37208.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises. The description of the property contained herein is the same description contained in the previous deed of record.

The purpose of this instrument is to vest full fee simple title in YVONNE C. BRANDON, AS TRUSTEE OF YVONNE C. BRANDON REVOCABLE TRUST DATED AUGUST 28, 2024, and any successors thereto.

This instrument prepared by and return to after recordation:
Chasity S. Grice, Attorney at Law,
The Estate and Family Law Group, PLLC
1755 Lynnfield Road, Suite 103
Memphis, Tennessee 38119

Yvonne C. Brandon
Yvonne C. Brandon

STATE OF WA *
*
COUNTY OF KING *

Personally appeared before me, Yvonne C. Brandon, with whom I am personally acquainted or has provided satisfactory evidence of her identification, and who acknowledged that she executed the within instrument as her free act and deed and for the purposes therein contained.

SWORN TO AND SUBSCRIBED before me this the 30th day of AUG, 2024.

NOTARY PUBLIC

My Commission Expires:

5th NOV 2027

Notary Public
State of Washington
SOPHIA KHAN
COMMISSION# 23035977
MY COMMISSION EXPIRES
November 05, 2027

****

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief, the actual consideration for this transfer is $0.

Yvonne C. Brandon
Yvonne C. Brandon, Affiant

STATE OF ~~TENNESSEE~~ WASHINGTON *
*
COUNTY OF ~~SHELBY~~ KING *

Personally appeared before me, Yvonne C. Brandon, with whom I am personally acquainted or has provided satisfactory evidence of her identification, and who acknowledged that she executed the within instrument as her free act and deed and for the purposes therein contained.

SWORN TO AND SUBSCRIBED before me this the 31st day of AUGUST, 2024.

This instrument prepared by and return to after recordation:
Chasity S. Grice, Attorney at Law,
The Estate and Family Law Group, PLLC
1755 Lynnfield Road, Suite 103
Memphis, Tennessee 38119

NOTARY PUBLIC

My Commission Expires:

4/5/27

****

Property Address:
1909 MORENA STREET
NASHVILLE, TN 37208

Name and Address of Person or Entity Responsible for Payment of Taxes:

YVONNE C. BRANDON, AS TRUSTEE OF YVONNE C. BRANDON REVOCABLE TRUST DATED AUGUST 28, 2024.
C/O YVONNE C. BRANDON
5415 159TH PL. NE
REDMOND, WA 98052

Parcel I.D. Number: 092 03 0 333.00

Owners and Address:

YVONNE C. BRANDON, AS TRUSTEE OF YVONNE C. BRANDON REVOCABLE TRUST DATED AUGUST 28, 2024.
C/O YVONNE C. BRANDON
5415 159TH PL. NE
REDMOND, WA 98052

THIS TRANSFER IS EXEMPT FROM THE PAYMENT OF ANY TRANSFER TAX AS PROVIDED IN T.C.A. §67-4-409(a)(1)(c)(v).