QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 1210661 DEEDQC
12/02/2024 02:45:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20241202-0093592

THIS INSTRUMENT PREPARED BY:
Andrew M. Thompson, Attorney
McDonnell and Associates, PA
2442 Devine Street, Columbia, SC 29072
FILE: TN-24651879

SEND TAX BILLS TO: NEW OWNER
Name of New Owner(s): **Mark Brown and Carla Brown**
Address of New Owner(s): **2611 Old Buena Vista Road, Nashville, TN 37218**

Property ID NUMBER: 07007000200

THIS INDENTURE, made and entered into this 27 day of Nov, 2024, by and between **Carla Brown, a married Woman,** party of the first part ("Grantor"), and **Mark Brown and Carla Brown, Husband and Wife, as Joint Tenants with Rights of Survivorship,** party of the second part ("Grantee"),

WITNESSETH: That for and in consideration of Ten Dollars and No Cents ($10.00), cash in hand paid, the receipt of all of which is hereby acknowledged, GRANTOR has remised, released, and forever quit-claimed her interest subject to the easements, restrictions, reservations, and conditions herein contained and by these presents do forever remise, release, and forever quit claim unto the GRANTEE all his right, title, and interest whatsoever, both at law and in equity, in all that certain lot, tract or parcel of land, together with the improvements thereon and the appurtenances thereunto belonging the following described real estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, and being more particularly bounded and described as follows:

See Attached Exhibit "A"

For Information Purposes Only:

Being the same property conveyed to Carla Brown, by deed dated June 1, 2018 of record in Deed Instrument/Case No. 20180607-0054615, in the County Clerk's Office.

TMS: 07007000200

Property Address: 2611 Old Buena Vista Road, Nashville, TN 37218

This conveyance is subject to 2024 Davidson County Property Taxes and any applicable municipal taxes, zoning, setback requirements and general utility, sewer, and drainage easements of record, subdivision and/or condominium declarations, covenants, restrictions, easements, leases and other encumbrances of record.

MCD 74382715 QC101 01 0104

WITNESS the signature of the said party of the first part the day and year first above written.

Carla Brown

Carla Brown

STATE OF Tennessee

COUNTY OF Davidson

Acknowledgement

On this 27 day of Nov, 2024, before me personally appeared Carla Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand and seal, this 27 day of Nov 2024

Signature of Notary Public

My Commission Expires
March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MCD 74382715 QC101 01 0104

202412020093592

AFFIDAVIT OF CONSIDERATION

The Affiant hereby swears or affirms that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$70,200.00** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. See TN Code Section 66-5-209. Transfer Taxes due and owing on this transfer are **$0.00 (exempt), exemption reason – § 66-5-209(5)**

Carla Brown
Affiant

Subscribed and sworn to before me this 27 day of Nov 2024.

Notary Public Signature
My commission expires: My Commission Expires March 3, 2025

THOMAS D. LARSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MCD 74382715 QC101 01 0104

202412020093592

EXHIBIT A - LEGAL DESCRIPTION

Tax Id Number(s): 07007000200

Land situated in the County of Davidson in the State of TN

LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS LOT NO. 1 ON THE FINAL PLAT OF THE OLD BUENA VISTA SUBDIVISION, OF RECORD IN INSTRUMENT NUMBER 20040224-0020834, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS MADE FOR A MORE COMPLETE DESCRIPTION.

SAID PROPERTY FRONTS 262.03 FEET ON THE WESTERLY SIDE OF OLD BUENA VISTA PIKE AND IS SHOWN AS PARCEL 2 ON DAVIDSON COUNTY PROPERTY TAX MAP 70-7.

Commonly known as: 2611 Old Buena Vista Road, Nashville, TN 37218-2304

THE PROPERTY ADDRESS AND TAX PARCEL IDENTIFICATION NUMBER LISTED ARE PROVIDED SOLELY FOR INFORMATIONAL PURPOSES.

Being the same property conveyed to Carla Brown, by deed dated June 1, 2018 of record in Deed Instrument/ Case No. 20180607-0054615, in the County Clerk's Office.

Tennessee Certification of Electronic Document

I, Sam Rider , do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on 11/27/2024 (date of document).

Affiant Signature

Dec 02, 2024

Date

State of Michigan

County of Wayne

Sworn to and subscribed before me this 02 day of December, 2024

Notary's Signature

MY COMMISSION EXPIRES: 6/29/2025

NOTARY'S SEAL

KELLY L. SCOTT
Notary Public, State of Michigan
County of Macomb
My Commission Expires Jun. 29, 2025
Acting in the County of WAYNE