QUITCLAIM DEED

Karen Johnson
Batch # 1224232
01/07/2025 03:13:35 PM
Fees: $12.00 Taxes: $0.00
20250107-0001437

Davidson County
DEEDQC
2 pgs

CORTLYN STOKES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-08-2028

-24-764

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00

Vandeleer Brown Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF January, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY (and please return to):

Rudy & Partners, PLLC
2012 21st Avenue South
Nashville, TN, 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Vandeleer Brown, Jr. and Janet L. Brown	**New Owners**	**05914011400**
(NAME)	(NAME)	
764 Ringgold Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN, 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF ZERO DOLLARS, CASH IN HAND, PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED,

VANDELEER BROWN, JR. ("GRANTOR")

BY THESE PRESENTS DOES HEREBY CONVEY, ASSIGN, AND QUITCLAIM UNTO

VANDELEER BROWN, JR. AND JANET L. BROWN, HUSBAND AND WIFE ("GRANTEES")

THEIR HEIRS, SUCCESSORS, AND ASSIGNS ALL GRANTOR'S RIGHT, TITLE, AND INTEREST IN AND TO THOSE CERTAIN TRACTS OR PARCELS OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, VIZ:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 58, ON THE PLAN OF HAYNES MANOR, SECTION 1, OF RECORD IN BOOK 3600, PAGE 85, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION.

BEING THE SAME PROPERTY CONVEYED TO VANDELEER BROWN, JR. AND WIFE, GLORIA F. BROWN, BY WARRANTY DEED, FROM GEORGE HADLEY HOWARD, JR. AND WIFE, DEBORAH D. HOWARD, OF RECORD IN BOOK 10735, PAGE 448, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THE SAID GLORIA F. BROWN HAVING PASSED AWAY ON MARCH 18, 2022, TITLE BECAME VESTED SOLELY IN THE REMAINING TENANT BY THE ENTIRETY, VANDELEER BROWN, JR., BY OPERATION OF LAW.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

*****This instrument has been prepared by information provided by the parties*****
*****No title search was conducted and no representations regarding title have been made by the Drafter****

This is **improved** property known as: **764 Ringgold Drive, Nashville, TN, 37207.**

Witness our hands this the 6 day of January, 2025.

Vandeleer Brown Jr.
VANDELEER BROWN, JR.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **VANDELEER BROWN, JR.,** 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 executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 6 day of January, 2025.

Notary Public
My Commission Expires:

