Karen Johnson Davidson County
Batch# 1234632 DEEDQC
02/05/2025 03:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250205-0008895

QUITCLAIM DEED	STATE OF TENNESSEE} COUNTY OF RUTHERFORD} The actual consideration or value, whichever is greater for this transfer is $0.00. Affiant Subscribed and sworn to before me This 3rd day of February, 2025. Notary Public My Commission Expires: 11/03/2025

TRENT NOTESTINE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Address New Owner is:	Tax Bill To:	Map / Parcel
Tevin Dewees 4808 Trappers Ridge Antioch, TN 37013	New Owner	081-11-0-291.00

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties hereto without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Lisa B. Brown, unmarried** (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Tevin Dewees** (hereinafter referred to as the "Grantee"), all of her interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being the south 33 ⅓ feet of Lot No. 340 on the map of O.T. McGavock and Others of record in Book 21, Page 41, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lisa B. Brown, unmarried, by Quitclaim Deed from James Brown, a/k/a James L. Brown, unmarried, of record in Instrument No. 20120705-0059073, Register's Office for Davidson County, Tennessee.

This is an improved property known as: 1611 16th Avenue North, Nashville, TN 37208.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 3rd day of February, 2025.

Lisa B. Brown

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 31st day of February, in the year 2024, before me the undersigned, personally appeared Lisa B. Brown, personally known to me (or proved to me on the basis of satisfactory evidence) to be the persons whose names are subscribed to this instrument and acknowledged that they executed it.

WITNESS my hand and official seal or stamp, this 31st day of February, 2025.

Notary Public

My Commission Expires: 11/03/2028

TRENT NOTESTINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Robert J. Notestine III, 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 2/3/25.

AFFIANT SIGNATURE

2/5/25
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 5 day of February, 2025.

NOTARY'S SIGNATURE

My Commission Expires: 05-08-28

Notary's Seal:

