Prepared By
Name: Estate House Law, PLLC
Address: 1831 12th Ave S. #399
Nashville
State: TN Zip Code: 37203

After Recording, Mail Document To Owner/Responsible Taxpayer

Name: Nokomis J. Brown
Address: 613 Kay Ct.
Nashville
State: TN Zip Code: 37211

Map and Parcel ID #: 13413014600

Karen Johnson Davidson County
Batch# 1263511 DEEDQC
04/23/2025 03:17:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250423-0031304

Space Above This Line for Recorder's Use

TENNESSEE QUIT CLAIM DEED

STATE OF TENNESSEE
Davidson COUNTY

KNOW ALL MEN BY THESE PRESENTS, That for and in consideration of the sum of Ten Dollars ($ 10.00) in hand paid to a Nokomis J. Brown, a single woman, (hereinafter known as the "Grantor(s)") hereby remise, release and forever quitclaim to Nokomis J. Brown, Trustee of the Nokomis J. Brown Revocable Living Trust dated April 9, 2025, and any amendments thereto (hereinafter known as the "Grantee(s)") all the rights, title, interest, and claim in or to the following described real estate, situated in Davidson County, Tennessee, to-wit:

Legal Description Insert:

Being Lot No. 276 on the plan of Kenilworth Estates, Section Four, of record in Book 3300, Pages 34, 35 and 36, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Nawas Hussein by Warranty Deed from Amanda Dean, as Successor Trustee for the 4804 Towry Drive Trust dated November 9th 2017 and recorded November 16th 2017 in Instrument No. 20171116-0117694 said Register's Office, Davidson County, Tennessee.

This property is not a marital residence and as such is not subject to any homestead, dower or other marital interest as contemplated by T.C.A. 260-2-307 or other similar statute.

This conveyance is subject to the current year's property taxes which have been paid and prorated, 2019 and subsequent years taxes are assumed by the Grantees, including Rollback taxes, if any, all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is known as 4804 Towry Dr., Nashville, TN 37211

Being same property conveyed in Instrument 20181108 0110863

Nokomis J Brown
Grantor's Signature

Nokomis J Brown
Grantor's Name

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

I, the undersigned, a Notary Public in and for said County, in said State, hereby certify that Nokomis J. Brown whose name is signed to the foregoing instrument, and who is known to me, acknowledged before me on this day that, being informed of the contents of the instrument, executed the same voluntarily on the day the same bears date.

Given under my hand this 9th day of April, 2025.

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public

My Commission Expires: 11/8/27

I/We hereby swear or affirm that to the best of affiant's knowledge, information and belief, the actual consideration for the transfer is $10.00.

Nokomis J Brown
Affiant

STATE OF TENNESSEE

COUNTY OF DAVIDSON)

Subscribed and sworn to before me this 9th day of April, 2025.

KATHERINE STAUFFER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES NOVEMBER 8, 2027

Notary Public
My Commission Expires: 11/8/27

Tennessee Certification of Electronic Document

I, Katherine Stauffer, 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 4/9/25 (date of document).

Affiant Signature

4/9/25
Date

State of TN

County of Davidson

Sworn to and subscribed before me this 9 day of April, 2025

Notary's Signature

MY COMMISSION EXPIRES: 3-9-27

NOTARY'S SEAL

