QUITCLAIM DEED

Karen Johnson
Batch # 1292673
07/02/2025 10 56 25 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250702-0052239

LB-QCD-25-1506

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF JUNE, 2025

Notary Public

MY COMMISSION EXPIRES

(AFFIX SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

THIS INSTRUMENT WAS PREPARED BY

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

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Geraldine Brown	**Margaret Lampley**	
(NAME)	(NAME)	**083-13-0-445-00**
1506 Lillian Street	**1506 Lillian Street**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	**Nashville, TN 37206**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MARGARET LAMPLEY,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **GERALDINE BROWN, A LIFE ESTATE FOR THE REST OF HER NATUAL LIFE, AND THEN TO EMILIE BROWN, AS REMAINDERMAN,** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Land in Davidson County, Tennessee, being Lot No 160 in Block "R" on the Plan of Map of Lindsley Home Place of record in Plat Book 2, Page 92, in the Chancery Court at Nashville

Said Lot No 160 fronts 50 feet on the southerly side of Lillian Avenue and runs back between parallel lines 150 feet to an alley

Being the same property conveyed to Gerald Lampley, a life estate and Margaret C Lampley, remainder interest, by Quitclaim Deed from Jim D Stevens, unmarried of record in Book 5893, page 175, Register's Office for Davidson County, Tennessee, dated May 28, 1982 and recorded on June 2, 1982

Gerald Lampley died in 1984, terminating his life estate interest, a copy of his Last Will and Testament being recorded in Book 6173, page 201, Register's Office for Davidson County, Tennessee, further devising all his interest to Margaret Cartwright Lampley

This is **improved** property known as **1506 Lillian Street, Nashville, Tennessee 37206-2036**

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

Witness my/our hand(s) this the 30th of June, 2025

Margaret Lampley

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MARGARET LAMPLEY, 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/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the 30th of June, 2025

Notary Public
My Commission Expires
(SEAL)

LOGAN BELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 06/08/2027
CHEATHAM COUNTY

RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue South
Nashville, TN 37212