Karen Johnson Davidson County
Batch # 1306142 DEEDWARRSP
08/05/2025 12:02:37 PM 4 pgs
Fees $22.00 Taxes $0.00
20250805-0062113

This Instrument was prepared by:
Marshall & Associates, PLLC.
10574 Lebanon Road
Mt. Juliet, TN 37122

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{NOTE: THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO TENN. CODE ANN. § 67-4-409(a)(3)(D).}

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NEW OWNER ADDRESS:	**SEND TAX NOTICES:**	**MAP-PARCEL:**
Rebecca L. Brown 5308 Tennessee Avenue Nashville, TN 37209	Rebecca L. Brown 5308 Tennessee Avenue Nashville, TN 37209	091 07 0 083.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF no monetary consideration, but in order to administer the Estate of the late Grady E. Brown, the **Estate of Grady E. Brown** ("Grantor"), which is currently being probated in the Probate Court for Davidson County, Docket No. 2025-PR-1182, does hereby grant, transfer, and convey unto **Rebecca L. Brown,** ("Grantee"), her successors and assigns, all of Grantor's right, title, and interest in and to the follow tract or parcel of land situated in Davidson County, State of Tennessee, to wit:

Being Lot No. 1213, and the easterly 15 feet of Lot No. 1215 of Block No. 10, Plan No. 2, West Nashville, as of record in Book 57, page 172, Register's Office for said County.

Said Lot No. 1213 and part of Lot No. 1215 front together 40 feet on the northerly side of Tennessee Avenue and run back between parallel lines, 150 feet to an alley.

Being the same property conveyed to Nathan Magid and wife, Esther L. Magid by deed from Rosette Miller Curtis Mitchell of record in Book 3612, Page 241, Register's office for Davidson County, Tennessee.

Being the same property conveyed to Grady E. Brown and wife, Lizzie Brown, by Installment Deed from Nathan Magid and wife, Esther L. Magid, dated and filed January 25, 1969, of record in Deed Book 4304, Pages 905-906, Register's Office for Davidson County, Tennessee.

That said Lizzie Brown died intestate on August 13, 2005, a resident of Davidson County, Tennessee, survived by her spouse, Grady E. Brown. Therefore, Grady E, Brown was the surviving tenant by the entirety to the property herein in fee simple.

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ESTATE OF GRADY E. BROWN,

JACQUELINE RODRIGUEZ,
Executrix of the Estate of Grady E. Brown.

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Jacqueline Rodriguez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be an Executrix of the **Estate of Grady E. Brown** and that, as such Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the **Estate of Grady E. Brown.**

Witness my hand and official seal at Mount Juliet, Tennessee, this 24th day of July, 2025.

NOTARY PUBLIC
My Commission Expires: 11/2027

LINDSEY LEIGH LAWRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

This Instrument was prepared by:
Marshall & Associates, PLLC.
10574 Lebanon Road
Mt. Juliet, TN 37122

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AFFIDAVIT OF VALUE

{NOTE: PURSUANT TO TENN. CODE ANN. § 67-4-409(a)(5), NO OATH OF VALUE IS REQUIRED SINCE THIS TRANSFER IS EXEMPT FROM TRANSFER TAXES PURSUANT TO TENN. CODE ANN. § 67-4-409(a)(3)(D).}

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TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, his/her successors and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and that the same is unencumbered, unless otherwise herein set out. Grantor further covenants and binds itself, its successors, and legal representatives to warrant and forever defend the title to said land to the said Grantees, his/her successors and assigns, against the lawful claims of all persons claiming under Grantor. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this the 24th day of July, 2025.
Further the Affiant saith not.

ESTATE OF GRADY E. BROWN,

JACQUELINE RODRIGUEZ,
Executrix of the Estate of Grady E. Brown.

This Instrument was prepared by.
Marshall & Associates, PLLC.
10574 Lebanon Road
Mt. Juliet, TN 37122

STATE OF TENNESSEE)
)
COUNTY OF WILSON)

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **Jacqueline Rodriguez**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be an Executrix of the **Estate of Grady E. Brown** and that, as such Executrix, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of the **Estate of Grady E. Brown.**

Witness my hand and official seal at Mount Juliet, Tennessee, this 24th day of July, 2025.

Lindsey L Lawrence
NOTARY PUBLIC
My Commission Expires: 11/2027

LINDSEY LEIGH LAWRENCE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY