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

FROM: **REBECCA L. BROWN, Grantor.**

TO: **JACQUELINE RODRIGUEZ, Grantee.**

QUITCLAIM DEED

Address New Owner:	Sent Tax Bills to:	Map-Parcel Numbers
Jacqueline Rodriguez 8075 Sawyer Brown Road, Apt. 1115 Nashville, TN 37221	Jacqueline Rodriguez 8075 Sawyer Brown Road, Apt. 1115 Nashville, TN 37221	091 07 0 083.00

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Karen Johnson Davidson County
Batch # 1309470 DEEDQC
08/13/2025 08:51:00 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250813-0064322

The actual consideration for this transfer is $0.00.

REBECCA L. BROWN, Grantor/Affiant.

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **REBECCA L. BROWN**, Grantor/Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be **REBECCA L. BROWN**, Grantor/Affiant, and whom upon further oath acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and official seal at Nashville, Tennessee, this 31st 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

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named, **JACQUELINE RODRIGUEZ**, Grantee, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **REBECCA L. BROWN**, Grantor, does hereby quitclaim, transfer and convey to **JACQUELINE RODRIGUEZ** all interest, right and ownership she may have to the following parcel of real estate located in Davidson County, Tennessee, as described in **Exhibit A**.

IN WITNESS WHEREOF, the undersigned has executed this Quitclaim Deed on this 31st day of July, 2025.

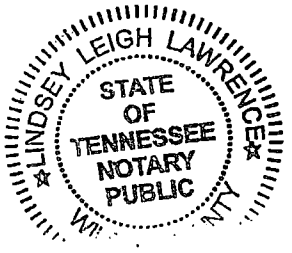
Rebecca Brown

REBECCA L. BROWN, Grantor/Affiant.

Before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appeared **REBECCA L. BROWN**, Grantor/Affiant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and whom upon oath acknowledged herself to be **REBECCA L. BROWN**, Grantor/Affiant, and whom upon further oath acknowledged that she executed the foregoing instrument for the purposes therein contained by signing her name.

Witness my hand and official seal at Nashville, Tennessee, this 31st day of July, 2025.

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



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10574 Lebanon Road
Mt. Juliet, TN 37122

EXHIBIT A

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, 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.

Being the same property conveyed to Rebecca L. Brown by Special Warranty Deed from Jacqueline Rodriquez, Executrix of the Estate of Grady E. Brown, dated July 31, 2025, filed August 5, 2025, of record in Instrument No. 20250805-0062113, Register's Office for Davidson County, Tennessee.

The is improved property known as: 5308 Tennessee Avenue, Nashville, Tennessee, 37209.

Whenever in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.