Karen Johnson
Batch # 1352805
12/02/2025 11 23 24 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20251202-0095414

This Instrument was prepared from information furnished by the parties without the benefit of a title examination.

This instrument prepared by:

Name.	Jeffrey S Strickland, Esq.
Firm:	Strickland Law, PLLC
Address:	3200 West End Avenue, Suite 500 Nashville, Tennessee 37203
Phone Number	615-739-6746

Address/Owners:	Send Tax Bills To:	Map Parcel
Evelyn W. Brown	New Owner	082 07 0 134.00
1253 Dalemere Drive		
Nashville, Tennessee 37207		

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar and 00/100 ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Evelyn W. Brown, Trustee, of the Evelyn W. Brown Revocable Trust ("Grantor"), does hereby convey and quitclaim unto Evelyn W. Brown ("Grantee"), all rights, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly as follows:

Land in Davidson County, Tennessee, being Lot No. 14 and the westerly 20 feet of Lot No. 13 in the Humphrey Pierce's Addition to North East Nashville, a plan of which is of record in Book 161, page 20, Register's Office for Davidson County, Tennessee

Said Lot No. 14 and the westerly half of Lot No. 13 adjoin each other and together front 75 feet on the south side of Wilburn Street and run back with the easterly margin of an alley 91-1/2 feet more or less to an alley rear and show 72 feet on the said alley in the rear of said lots.

In accordance with Tennessee Code Annotated Section 66-24-121, the foregoing legal description is the same as in the previous deed of record.

Being the same property conveyed to Evelyn W. Brown, Trustee, of the Evelyn W. Brown Revocable Trust, by Quitclaim Deed from Evelyn W. Brown, of record as Instrument No. 20241125-0091812, Register of Deeds' Office for Davidson County, Tennessee.

This is improved property known as 308 Wilburn Street, Nashville, Tennessee 37207.

This conveyance is made subject to any and all property taxes, existing liens,

encumbrances, restrictions, and easements of record.

IN TESTIMONY WHEREOF, I have hereunto set my hands this 2nd day of December, 2025.

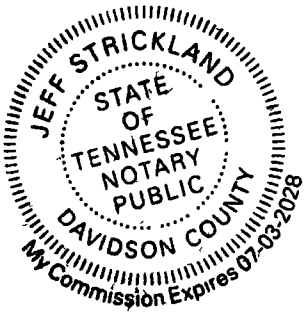
Evelyn W. Brown
Evelyn W. Brown, Trustee

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, appeared Evelyn W. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 2nd day of December, 2025.

Notary Public



My commission expires: July 3, 2028

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Evelyn W. Brown
Evelyn W. Brown, Trustee

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 2nd day of December, 2025.

Notary Public



My commission expires: July 3, 2028