Karen Johnson Davidson County
Batch# 1480340 DEEDQC
10/02/2026 10:52:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20261002-0091043

QUITCLAIM DEED



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 24th DAY OF September, 2026.

NOTARY PUBLIC

My commission expires: 3/6/29 *SEAL*

THIS INSTRUMENT WAS PREPARED BY:
******Christopher L. Davis*******
THE ORTALE KELLEY LAW FIRM, PLLC
330 Commerce St., Ste. 110
Nashville, TN 37201
Prepared without a title search from information provided by the parties.

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	TAX MAP – PARCEL #
Maurita R. Braun 2803 Oakland Ave. Nashville, TN 37212	Same	11704025000

FOR AND IN CONSIDERATION, the receipt and sufficiency of which is hereby acknowledged, **Johnny D. George, Jr. and Maurita R. Braun ("Grantors," each individually a "Grantor")**, by these presents, quitclaim(s), grant(s) and convey(s) unto, **Maurita R. Braun ("Grantee"),** its successors and/or assigns, all its right, title or interest in and to the following tract of land in Davison County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being part of Lots 105 and 106 of Belmont Terrace as of record in Book 421, page 101, Register's Office for said County, described as follows:

Beginning at a point at the edge of the sidewalk and block wall at the westerly margin of the right of way of Oakland Avenue, said iron pin being 125' +/- from the Intersection of Oakland Avenue and Wildwood Avenue right of way, thence N 790 29' 22" W 160.39' to an iron pin set in the easterly margin Of an unknown alley, thence N I | 0 21 ''12" E 50.00' to an iron pin set in the easterly margin of an unknown alley said iron pin being 75.00+1- from the southerly right of way of Wildwood Avenue, thence S 790 29' 09" E 160.89' to an iron pin set at the edge of the sidewalk and block wall in the westerly margin Of the right Of way Of Oakland Avenue said iron pin being 75.00 4/- from the intersection of Oakland Avenue and Wildwood Avenue right of way, thence S 110 55' 50" W 50.00' to the point Of beginning. Containing 8030.44 Sq. Ft. +1- or 0.1844 Of an Acre +1-, according to an unrecorded Survey by William B. Perkins, Tennessee Registered Land Surveyor, NO. 2163, dated May 23, 2007.

Being the same property conveyed to Johnny D. George, Jr. and Maurita R. Braun, as joint tenants with right of survivorship, by Warranty Deed from William Johnson and Cathy Johnson, husband and wife, dated May 31, 2024 and recorded on June 10, 2024 of record in Instrument NO. 20240610-0043335 in the Register's Office for Davidson County, Tennessee.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2026, and subsequent years; All Matters shown on the Plan of record in Book 421, page 101, said Register's Office. Restrictive Covenant for Accessory Dwelling Detached Historical issued by the Metropolitan Government of Nashville and Davidson County of record in Instrument NO. 20160630-0067045, said Register's Office.

This is improved property, known as 2803 Oakland Avenue, Nashville, TN 37212

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor Johnny D. George has executed this Quitclaim Deed this 29th day of September, 2026.

Johnny D. George, Jr.

STATE OF TENNESSEE;
COUNTY OF DAVIDSON;

Personally appeared before me, CHRISTOPHER L. DAVIS, a Notary Public in and for said County and State, the within named **Johnny D. George, Jr.**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 29th day of SEPTEMBER, 2026.

My commission expires:
11/8/2027

Notary Public

CHRISTOPHER DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

IN WITNESS WHEREOF, the Grantor Maurita R. Braun has executed this Quitclaim Deed this 29th day of September, 2026.

Maurita R. Braun

STATE OF TENNESSEE;
COUNTY OF DAVIDSON;

Personally appeared before me, CHRISTOPHER L. DAVIS, a Notary Public in and for said County and State, the within named **Maurita R. Braun**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal this 29th day of SEPTEMBER, 2026.

My commission expires:
11/8/2027

CHRISTOPHER DAVIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

Tennessee Certification of Electronic Document

I, Bobbie Cooper, 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 September 29, 2026 (date of document).

Affiant Signature

October 1, 2026

Date

State of Tennessee

County of Davidson

Sworn to and subscribed before me this 1st day of October, 2026.

Notary's Signature

MY COMMISSION EXPIRES: 10/4/2027

NOTARY'S SEAL

