QUITCLAIM DEED

BILL GARRETT, Davidson County
Trans:T20170038852 DEEDQC
Recvd: 05/08/17 10:52 2 pgs
Fees:12.00 Taxes:0.00
20170508-0045334

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 4th DAY OF May 2017.

Notary Public

MY COMMISSION EXPIRES: 07-06-2020
(AFFIX SEAL)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 07-06-2020

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ashlee Brown and Randy Brown	**SAME**	
(NAME)	(NAME)	**059 00 0 165 00**
4540 Clarksville Hwy.		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF NO DOLLARS AND NO CENTS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE (S) AND FOR OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT ALL OF WHICH IS HEREBY ACKNOWLEDGED, I/WE **ASHLEE BROWN, UNMARRIED** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **ASHLEE BROWN AND RANDY BROWN, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP**, HEREINAFTER CALLED THE GRANTEE (S), ITS SUCCESSORS AND ASSIGNS, ALL OF ITS RIGHT TITLE AND INTEREST IN AND TO THE FOLLOWING DESCRIBED TRACT/PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being described in part according to a survey by Geo. W. Watkins, Surveyor, August 29, 1956, as follows:

Beginning at an iron pin in the southeasterly margin of State Highway No. 112 or Clarksville Pike, 282 feet northeasterly from the northwest corner of property conveyed to Marie B. Gardner, by deed of record in Book 2690, Page 268, Register's Office for said County, as measured along the margin of said highway; and said beginning point being the northwest corner of property conveyed to Hayes M. Howard, et ux, by deed of record in Book 4423, Page 218, said Register's Office, as corrected by deed of correction in Book 4440, Page 427, said Register's Office; thence with the northeasterly boundary of the Hayes M. Howard, et ux, property last mentioned south 72 degrees, 49' east 503.15 feet, more or less, to a point in the westerly boundary of property conveyed to R. B. Beal, by deed of record in Book 1129, Page 368, said Register's Office; thence north 17 degrees 46' east 89.5 feet to a stake; thence north 17 degrees 05' east 110.5 feet to an iron pin; thence north 72 degrees 20' west 500 feet to a point in the southeasterly margin of said State Highway No. 112; thence with the said margin south 17 degrees 05' east 108 feet to a point; thence south 17 degrees 16' east 92 feet, more or less, to the point of beginning, containing 2.27 acres, more or less. Said property is also shown as Lot 2 on the Plan of Clarksville Highway Estates, Section 1, of record in Plat Book 4300, Page 83, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to the within named Grantor by Deed as of record in Instrument No. 20170508-0045332, Register's Office for said County.

This is
( ) unimproved
(X) improved
property known as **4540 Clarksville Hwy., Nashville, Tennessee 37218**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

Witness my/our hand (s) this the **4th** day of **May, 2017.**

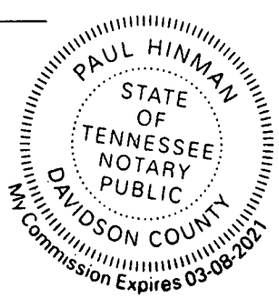
Ashlee Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **Ashlee Brown**, 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/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th of May, 2017.

Notary Public
My Commission Expires: _____
(SEAL)



RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212