QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 07/12/17 14:12 3 pgs
Fees:17.00 Taxes:0.00
20170712-0070208

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0.00

Jamie Ulrey
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF July, 2016.

Notary Public

MY COMMISSION EXPIRES: 6/29/21
(AFFIX SEAL)

WILLIAM S CORLEY
STATE OF TENNESSEE NOTARY PUBLIC
MARSHALL COUNTY

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Becky S. Brown and Kimberly S. Corwin	Same	1Map 171-3
(NAME)	(NAME)	**Group B**
5930 Cloverland Dr.		
(ADDRESS)	(ADDRESS)	**Parcel 49CO**
Brentwood, TN 37027		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Information furnished by parties. No title search performed.

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 **BECKY S. BROWN, AN UNMARRIED WOMAN,** HEREINAFTER CALLED THE GRANTOR (S), HAVE BARGAINED AND SOLD, AND DO HEREBY QUITCLAIM AND CONVEY UNTO **BECKY S. BROWN, AN UNMARRIED WOMAN, AND KIMBERLY S. CORWIN, A MARRIED WOMAN, TOGETHER AS TENANTS BY THE ENTIRETY WITH RIGHT OF SURVIVORSHIP** HEREINAFTER CALLED THE GRANTEE (S), THEIR HEIRS AND ASSIGNS, ALL OF OUR 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 Unit No. 82 on the Plan of Revised Phase One, Section One, Townhomes of Fredericksburg, of record in Plat Book 9700, Page 236, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Jim Ed Brown and wife, Becky S. Brown, by Warranty Deed from Stephen E. Crabtree and wife, Janet D. Crabtree, of record in Book 11586, Page 71, Register's Office for Davidson County, Tennessee, dated July 21, 1999 and recorded on July 23, 1999.

Jim Ed Brown, having since died on June 11, 2015, leaving the property to his wife as surviving tenant by the entirety in the Probate Court of Davidson County, Tennessee, Case Number 15P1403.

This conveyance is subject to:

All matters shown on the plan of Fredericksburg, of record in Plat Book 9700, Page 236 in the Register's Office of Davidson County, Tennessee; Restrictive Covenants contained in instrument of record in Book 7798, Page 843 in the Register's Office of Davidson County, Tennessee; Declaration of Covenants, Conditions, and Restrictions Book 10126, Page 435, amended in Book 10224, Page 683, corrected in Book 10294, Page 850 and Book 10694, Page 851; By-Laws of Record in Book 10126, Page 489, as amended in Book 10275, Page 959 and Book 10694, Page 539; Charter of Fredericksburg Homeowner's Association of record in Book 10126, Page 430; Agreement for Dedication of easement for sanitary sewers of record in Book 9607, Page 431; Book 7358, Page 643; Book 7993, Page 269; Permanent Easement to Sate of Tennessee of record in Book 7851, Page 712, Register's Office for Davidson County, Tennessee.

This is ( ) **unimproved** (x) **improved** property known as: **641 Old Hickory Blvd., Unit 24, Brentwood, TN 37027.**
(House #) (Street) (City or Town) (Postal Zip)

Witness my hand this the 11th day of July, **2017.**

Becky S Brown
Becky S. Brown

STATE OF Tennessee
COUNTY OF Davidson

On this 11th day of July, ~~2016~~ 2017 DLC, before me personally appeared Becky S. Brown to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 11th day of July, 2017.

Deanna L Cooper
Notary Public

My Commission Expires: 5/13/2020
(Seal)



RETURN TO:
Homeland Title, LLC
1896 General George Patton Dr.
Franklin, TN 37067

True Copy Certification

I, Jamie Ivey, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Deanna Cooper, a notary public for this county and state, Jamie Ivey, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 05/13/2020

DEANNA COOPER
STATE OF TENNESSEE
NOTARY PUBLIC
MARSHALL COUNTY