Please Record It

This Instrument Prepared By:
Legacy Law Group, PLLC
216 Centerview Drive
Suite 140
Brentwood, Tennessee 37027

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*This instrument was prepared without the benefit of a formal title search, abstract or survey and was prepared with the description of the property as furnished by the parties. The preparer of this instrument assumes no liability whatsoever either for the accuracy of the legal description or the status of the title to the property.*

Davidson County DEEDQC
Recvd: 07/31/17 15:51 5 pgs
Fees:27.00 Taxes:0.00
**20170731-0077611**

| **New Owner:** | **Send Tax Bill:** | **Map/Parcel** |
|---|---|---|
| TIMOTHY L. BROWNLEE<br>VICKIE BROWNLEE<br>14677 Old Hickory Blvd.<br>Antioch, TN 37013 | James H. Brownlee, et al.<br>4004 Overbrook Drive<br>Nashville, TN 37204 | Part of Map 173<br>Parcel 23 |

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

The actual consideration for this transfer is NONE (0). (Exempt pursuant to T.C.A. § 67-4-409[a][4]).

AFFIANT

MATTHEW C. FAULK
STATE OF TENNESSEE
NOTARY PUBLIC

Sworn to and subscribed before me this July 25, 2017.

Notary Public

My Commission Expires: 3/30/21

# QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of -0- Dollars, and other good and valuable consideration, I, TIMOTHY LEE BROWNLEE, who is one and the same as TIMOTHY L. BROWNLEE, do hereby transfer and convey an undivided one-fifth interest owned by me in and to that certain real estate located in Davidson County, Tennessee, being more particularly described on **EXHIBIT A**, which is attached hereto and made a part hereof, for the sole and express purpose of establishing tenants by the entireties, to TIMOTHY L. BROWNLEE and VICKIE BROWNLEE, Husband and Wife.

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.

[*Signature Appears on Following Page.*]

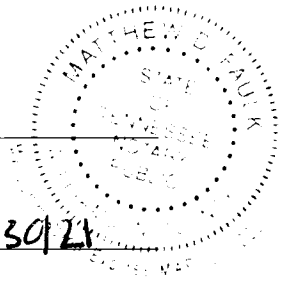
WITNESS MY HAND this July 25, 2017.

By: _____
TIMOTHY LEE BROWNLEE

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TIMOTHY LEE BROWNLEE, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Brentwood, Tennessee, this July 25, 2017.



_____
NOTARY PUBLIC

My Commission Expires: 3/30/21

**Exhibit A**

**Property Description**

Said property is described to wit:

Land in the 5th Civil District, formerly the 7th Civil District, of Davidson County, Tennessee, being part of the H. H. Stone Lands, designated as the westerly parts of Tract 4 and Tract 4-C on a copy of a survey made November 28, 1947, by John D. Kerr, Surveyor, and described according to a copy of a survey thereof made by Geo. W. Watkins, Surveyor, December 29, 1952, as follows:

BEGINNING at the northeast corner of this tract and the northwest corner of a tract of 25.6 acres, more or less, shown on said Watkins' survey at a spike in the center line of Old Hickory Boulevard; thence along the west line of said tract of 25.6 acres south 18° 45' west, 1402 feet to an iron pin in the north line of the property of T. E. Wair; thence with Wair's north line north 86° west passing through a gate 550 feet to a point; thence north 3/4° east 27.8 poles; thence north 86 1/2° west 36 poles; thence north 12° east 16.5 poles; thence north 9° west 32.7 poles; thence north 82° east 34.5 poles to the center line of Old Hickory Boulevard; thence with the center line of the same as follows: south 59° east 8 poles, south 70° east 8 poles, south 76 1/2° east 8 poles, south 85 1/2° east 16 poles, north 80 1/2° east 8 poles, north 77° east 262 feet to the point of beginning, containing 33.9 acres, more or less.

Being the same property conveyed to Charles E. Brownlee and wife, Roberta N. Brownlee by deed from Hugh A. Scott and wife, Edna L. Scott by deed of record in Book 2540, Page 431, Register's Office for Davidson County, Tennessee.

Included in the above description but excluded therefrom is property described of record in the Deed from James H. Brownlee, Executor of the Estate of Roberta Newton Brownlee to John W. Brownlee, of record in Instrument No. 20030620-0085629, Register's Office for Davidson County, Tennessee.

Further included in the above description but excluded therefrom is the following described property: The property described herein was originally owned by Charles E. Brownlee and wife, Roberta N. Brownlee. Charles E. Brownlee and wife, Roberta N. Brownlee conveyed the property to Charles E. Brownlee in his sole name by Quitclaim Deed of record in Book 5698, Page 446, Register's Office for Davidson County, Tennessee. Charles E. Brownlee later died with his interest being conveyed to John Wesley Brownlee by the Last Will and Testament of Charles Eugene Brownlee, Sr. (also known as Charles E. Brownlee) of record in Will Book 154, Page 557, County Clerk's Office for Davidson County, Tennessee. John Wesley Brownlee later conveyed his interest to Roberta N. Brownlee and Timothy Lee Brownlee as joint tenants with right of survivorship of record in Book 8182, Page 488, Register's Office for Davidson County, Tennessee. Roberta N. Brownlee has since died vesting title to said tract in Timothy Lee Brownlee.

Being the same property conveyed to Charles E. Brownlee, Jr., James H. Brownlee, Paul Thomas Brownlee, Sr., Timothy Lee Brownlee, and John W. Brownlee by Executor's Deed of record from James H. Brownlee, Executor of the Estate of Roberta Newton Brownlee, deceased, in Instrument Number 20040927-0115941, Register's Office for Davidson County, Tennessee.

This Conveyance is subject to any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that may appear in the appropriate public record.

The foregoing legal description is the same as contained in the previously recorded deed.

This is improved property known as 14695 Old Hickory Boulevard, Antioch, TN 37013.

## Tennessee Certification of Electronic Document

I, James M. Adcox III, do hereby make oath that I am a licensed attorney and/or the
*Signer's Name*

custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

James M. Adcox III
*Signature*

State of Tennessee

County of Davidson

Personally appeared before me, Lindsay Weiss Hinson, a notary public for this county and
*Notary's Name*

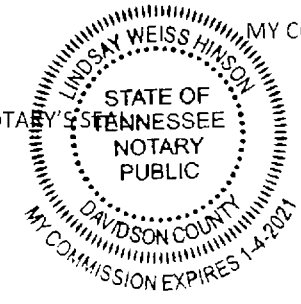
state, James M. Adcox III, who acknowledges that this certification of an electronic
*Signer's Name*

document is true and correct and whose signature I have witnessed.

Lindsay Weiss Hinson
*Notary Signature*

MY COMMISSION EXPIRES: 1/4/24

NOTARY'S SEAL




(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registrars prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subsection (2).