Bill Garrett Davidson County
Batch# 2615 DEEDQC
09/20/2017 11:48:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20170920-0096385

QUITCLAIM DEED

MAIL RECORDED DEED TO:

DAVID H. BROWN
THESSA COOPER BROWN
8012 POPLARWOOD ROAD
NASHVILLE, TN 37221

OWNER (SEND TAX BILLS TO):

DAVID H. BROWN
THESSA COOPER BROWN
8012 POPLARWOOD ROAD
NASHVILLE, TN 37221

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID H. BROWN and THESSA COOPER BROWN, who acquired title as MARITHES F. BROWN, husband and wife (herein, "Grantor"), whose address is 8012 Poplarwood Road, Nashville, TN 37221, hereby bargains, sells, remises, releases, quit claims and conveys to DAVID H. BROWN and THESSA COOPER BROWN, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 8012 Poplarwood Road, Nashville, TN 37221, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 8012 Poplarwood Road, Nashville, TN 37221

WITNESS my hand and seal this 14 day of September, 2017.

PIN NO: 155 03 0C 002.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
213 BRENTSHIRE DRIVE
BRANDON, FL 33511

GRANTOR:

David H Brown

David H. Brown

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, David H. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of September 2017.

[Affix Notary Seal]

Shelly Scholten

SIGNATURE OF NOTARY PUBLIC
My commission expires: September 7, 2020

SHELLY SCHOLTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
September 7, 2020

GRANTOR:

Thessa Cooper Brown, who
acquired title as Marithes F. Brown

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Thessa Cooper Brown, who acquired title as Marithes F. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 14 day of September 2017.

[Affix Notary Seal]

SHELLY SCHOLTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
September 7, 2020

Shelly Scholten
SIGNATURE OF NOTARY PUBLIC
My commission expires: September 7, 2020

This transaction is exempt from recordation tax pursuant to T.C.A. Section 67-4-409(a)(3)(A) as it is a transfer between spouses in accordance with that section.

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00.

GRANTEE

Grantee signature David H. Brown
David H. Brown

Subscribed and sworn to under oath before me, this 14 day of September, 2017.

Shelly Scholten
SIGNATURE OF NOTARY PUBLIC

[Affix Notary Seal]

My commission expires: September 7, 2020

SHELLY SCHOLTEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires
September 7, 2020

Exhibit A

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 2 ON THE PLAN OF POPLAR WOOD, SECTION I, A PLANNED UNIT DEVELOPMENT, AS OF RECORD IN BOOK 9700, PAGE 196, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION THEREOF.

BEING THE SAME PROPERTY AS CONVEYED TO DAVID H. BROWN AND MARITHES F. BROWN, HUSBAND AND WIFE FROM GREGORY G. NORDSTROM AND WIFE AND VICTORIA A. NORDSTROM BY THAT DEED DATED 01/31/2014 AND RECORDED 02/06/2014 IN INSTRUMENT NUMBER : 20140206-0010497 IN THE DAVIDSON COUNTY RECORDS.

Parcel ID(s): 155 03 0C 002.00

RETURN TO:
Commonwealth USA Settlements, LLC
100 Park Manor Drive, Second Floor
Pittsburgh, PA 15205

True Copy Certification

I, Brooke Bentley, 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 herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Brooke Bentley
Signature

State of PA

County of Allegheny

Personally appeared before me, Kristi Shoenberger, a notary public for this county and state, Brooke Bentley who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Kristi M. Shoenberger
Notary's Signature

My Commission Expires: 3/3/19
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
KRISTI M SHOENBERGER
Notary Public
ROBINSON TWP, ALLEGHENY COUNTY
My Commission Expires Mar 3, 2019