THIS DOCUMENT PREPARED BY:
HOMESTEAD TITLE & ESCROW, LLC
405 TWO MILE PIKE, SUITE F
GOODLETTSVILLE, TN 37072

MAP: 078000
PARCEL: 033.00

NEW OWNER'S ADDRESS:
Timothy J. Brown, Sr. & Shannon R. Brown
4661 Old Hickory Blvd.
Nashville, TN 37218

SEND TAX BILLS TO:
Farmington Mortgage
2002 Richard Jones Rd., Suite 300A
Nashville, TN 37215

QUITCLAIM DEED

FOR THE PURPOSE OF RECONVEYING TO
CORRECT & ESTABLISH TENANTS BY THE ENTIRETY

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to correct and establish proper tenancy as tenants by the entirety, I Timothy J. Brown, Sr., a married man, (Grantors), by these presents do hereby quitclaim and convey all of my interest unto Tammy Mellons, Trustee, her successors and assigns the following described tract or parcel of land, to wit:

Land in the 13th, formerly the 25th Civil District of Davidson County, Tennessee, and being described according to a survey by J.R. Sanford, dated July 27, 1965.

Beginning at a point in the center of Old Hickory Blvd., said point being 165 feet northerly from the southeast corner of a 166.2 acre tract conveyed to O'Connor Homes of Nashville, Inc., by Deed of record in Book 3435, Page 456, Register's Office for said County; thence south 89 deg. 30' West 315 feet to an iron pin; thence north 3 deg. 28' east 410 feet to an iron pin; thence north 89 deg. 30' east 355.4 feet to the center of Old Hickory Blvd.; thence with the center of said Blvd., southerly 418.2 feet to the point of beginning and containing 3.24 acres, more or less.

Being the same property conveyed to Timothy J. Brown, Sr., a married man by Warranty Deed from Jimmy J. Jones and Hazel J. Jones, husband and wife dated 7-28-03 of record in Instrument No. 20030730-0108277, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 4661 Old Hickory Blvd., Nashville, TN 37218.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

And now, I, the said Tammy Mellons, Trustee for the express purpose of carrying out the intent of this conveyance, as above set-out, do hereby quitclaim and convey all of my interest unto Shannon R. Brown and Timothy J. Brown, Sr., wife and husband, their heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Bill Garrett Davidson County
Batch# 90085 DEEDQC
05/08/2018 11:16:36 AM 2 pgs
Fees: $17.00 Taxes: $0.00
20180508-0043975

IN WITNESS WHEREOF we have hereunto set our hands on the 1st day of May, 2018.

Timothy J. Brown, Sr.

Tammy Mellons, Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Timothy J. Brown, Sr., the Bargainors, 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 an official seal this the 1st day of May, 2018.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Karen B. Heavener, a Notary Public at Large, the within named Tammy Mellons, the Bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand an official seal this the 1st day of May, 2018.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County

The actual consideration or value whichever is greater, for this transfer is $0.

Affiant

Sworn and subscribed before me, this the 1st day of May, 2018.

Karen B. Heavener
Notary Public

My Commission Expires: 7/8/19

Karen B. Heavener State of Tennessee Notary Public Davidson County