Recording Requested and Deed Prepared By:
Jean L. Byassee
Venick Kuhn Byassee Austin & Rosen, PLLC
210 25th Avenue North, Suite 1010
Nashville TN 37203
(615) 321-5659

Map Parcel
13201020300

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $100,000.00.

Affiant

Subscribed before me this 4 day of October, 2018.

Notary
My Commission Expires
(Affix Seal)

JEAN L. BYASSEE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 08-03-2021

New Owner:
Stephen E. Brown
4101 Crestridge Dr
Nashville, TN 37204

Send Tax Bills to:
Same

Karen Y Johnson Davidson County
Batch# 151624 DEEDQC
10/16/2018 08:51:10 AM 2 pgs
Fees: $13.00 Taxes: $370.00

20181016-0102262

TENNESSEE QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that Dan F. Brown, Jr., joined with his wife, Carol E. Brown and his daughter, Catherine Cornelia Brown, as the sole heirs of Dan F. Brown, Jr., hereinafter collectively "Grantor," for and in consideration of the sum of One Hundred Thousand and No/100 Dollars ($100,000.00) cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby remise, release and forever transfer to his brother, Stephen E. Brown, his heirs and assigns, all of Grantor's (and his heirs) right, title and interest in and to that certain property described herein owned by their grandfather, Earl Harwell Civils, Jr., who left the Grantor, the Grantee and their sister, Cynthia Ann Brown Rivas, as the joint fee owners, subject to a life estate in their mother, the property at 4101 Crestridge Drive, Nashville, Tennessee (the "Property"), all as set forth in the probate of the will of Mr. Civils in Davidson County Probate Division, Docket # 92150. The property subject to this conveyance is a certain tract of land in Davidson County, Tennessee, more fully described as follows:

Being lot No. 57 on the Map of Brookhaven estates, as of record in Book 1835, pages 49, 50 and 51, Register's Office for said County, and as described as follows:

Beginning at a point in the northwesterly margin of Crestridge Drive at the corner of Lots 56 and 57; thence with the line between said lots northwesterly 196.5 feet to a point; thence northeasterly 210 feet to the southerly margin of Greerland Drive; thence with the margin of the same, southeasterly 175 feet to the beginning of a curve; thence around said curve, south 39.27 feet to the point of beginning.

BEING the same property conveyed to Earl H. Civils, Jr. and wife, Catherine Civils (who preceded Mr. Civils in death), of record in Book 5172, Page 573 Register's Office for Davidson County, Tennessee.

This is improved property known as 4101 Crestridge Drive, Nashville, TN 37204.

WITNESS my hand this 27 day of September, 2018.

Grantor:

Dan F. Brown Jr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Dan F. Brown who upon oath, acknowledged himself to be the within named Grantor, a Tennessee resident, and that he executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 27 th day of September, 2018.

Notary Public

My Commission Expires: Sept. 7, 2021

DAVID MCQUISTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 7, 2021

Carol E. Brown (wife of Dan F. Brown, Jr.)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Carol E.. Brown who upon oath, acknowledged herself to be the within named wife of Grantor, a Tennessee resident, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 27 th day of September, 2018.

Notary Public

My Commission Expires: Sept. 7, 2021

DAVID MCQUISTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 7, 2021

Catherine Cornelia Brown (daughter of Dan F. Brown, Jr.)

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Catherine Cornelia Brown who upon oath, acknowledged herself to be the within named daughter and only child of Grantor, a Tennessee resident, and that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal at office in Nashville, Tennessee, this 28 th day of September, 2018.

Notary Public

My Commission Expires: Sept. 7, 2021

DAVID MCQUISTON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires Sept. 7, 2021