Karen Y Johnson Davidson County
Batch# 161957 DEEDQC
11/16/2018 01:34:18 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20181116-0113166

This instrument prepared by:
Casey A. Long
The Long Firm, LLC.
220 Bridge Street
Franklin, TN 37064

QUITCLAIM DEED

FROM:
JAMES R. BROWN, JR.

TO:
JAMES R. BROWN

State of Tennessee)
County of Williamson)

The actual consideration for the transfer of this interest is $ -10- .

Affiant

Subscribed and sworn to before me this 16 day of November, 2018.

Notary Public

Commission Expiration Date

CASEY A. LONG STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY Commission Expires 10-31-2020

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes
JAMES R. BROWN **6198 EATONS CREEK ROAD** **JOELTON, TN 37080**	**SAME**

THIS INSTRUMENT WAS PREPARED SOLELY UPON THE INFORMATION PROVIDED BY THE PARTIES. NO REPRESENTATION OR WARRANTY IS MADE BY PREPARER AS TO THE ACCURACY OF ANYTHING SET FORTH HEREIN.

KNOW ALL MEN BY THESE PRESENTS that **JAMES R. BROWN, JR.**, a married man, for and in consideration of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained and sold, and does hereby convey, remise, release and forever quitclaim unto, **JAMES R. BROWN**, an unmarried man, his heirs, successors and assigns, his entire right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Being in the 14th Civil District of Davidson County, Tennessee, and being taken from the property of WT Johns as recorded in Book 2539, Page 299 and being described as follows:

Beginning at an iron pin 25 feet west of the center line of Old Eastons Creek Road, previously WT Johns southeast property corner; thence with the right of way of said Old Eastons Creek Road N 3 deg West 350 feet to an iron pin 25 feet west of the center line of said Old Eastons Creek Road; thence N 87 deg West 450 feet to an iron pin; thence S 3 deg at 350 feet to an iron pin in WT Johnson old south boundary line, also Ellis Jakes north boundary line; thence with old said boundary line S 87 deg East 450 feet to the beginning and containing 3.6 acres, as surveyed by John T. White, Tennessee Reg No 511, on November 11, 1973.

Being the same property conveyed to James R. Brown, Jr., by quitclaim deed from James R. Brown of record at instrument number 20161121-0122798 , Register's office for Davidson County, Tennessee.

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

WITNESS my hand this 16 day of November, 2018.

By: James R. Brown, Jr.

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, Casey Long, the undersigned, a Notary Public in and for said State and County, James R. Brown, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Franklin, Tennessee, this the 16 day of November, 2018.

NOTARY PUBLIC
My Commission Expires:

CASEY A. LONG
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-31-2020