BOX #14

G#4816-2

# QUITCLAIM DEED

Karen Johnson Davidson County
Batch# 207803 DEEDQC
03/20/2019 09:44:31 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20190320-0025240

State of Tennessee )
County of Davidson )

The actual consideration for this transfer is $ -0-

Affiant

Subscribed and sworn to before me, this the 19th day of March, 2019.

Notary Public

My commission expires: January 3, 2023

(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

**THIS INSTRUMENT WAS PREPARED BY**
Attorneys Title Company, Inc.
2927 Berry Hill Drive , Nashville, TN 37204-3126

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers |
|---|---|---|
| **Richard M. Brown** | **"New Owner"** | **07309008500** |
| **1809 Cloverleaf Drive** | | |
| **Nashville, TN 37216** | | |

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I,

**Ginny E. Brown, unmarried**

HEREINAFTER CALLED THE GRANTOR, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

**Richard M. Brown, unmarried**

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, ALL OF THE GRANTOR'S INTEREST IN AND TO 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. 89 on the Plan of Burchwood Gardens, Section 2, as of record in Book 2900, Page 66, Register's Office for Davidson County, Tennessee.**

**SAID Lot No. 89 fronts 80 feet on the northeasterly side of Cloverleaf Drive and extends back 150.02 feet on the northwesterly line and 150.07 feet on the southeasterly line to a dead line, measuring 80 feet thereon.**

**BEING the same property conveyed to Richard M. Brown and wife, Janet R. Brown, by General Warranty Deed executed November 9, 1988, from Margaret Mitchell Travis Gray, Dortha Glenn**

**Travis, individually as Devisee under the Will of Robert Ira Travis, David Monroe Travis, Glenda Page (Travis) Kirby, Will Ryburn Gray, James Travis Gray, Patricia Ellen (Gray) Whitfield, Edward Alfred Gray, William David Travis, Anne Meadow (Travis) Riebsame, now known as Anne M. Travis, Claire Travis, now known as Claire Travis Maday, and David Lipscomb University, formerly David Lipscomb College, of record in Book 7706, Page 730, Register's Office for Davidson County, Tennessee. Pursuant to the Divorce Decree and Marital Dissolution Agreement, Civil Action No. 91D-3811, Fourth Circuit Court of Davidson County, Tennessee, Janet R. Brown conveyed her interest in the herein described property to Richard M. Brown by Quitclaim Deed executed June 15, 1993, of record in Book 9040, Page 192, said Register's Office. The said Richard M. Brown further conveyed the subject property to Ginny E. Brown by Quitclaim Deed executed October 4, 2012, of record in Instrument No. 20121015-0094008, said Register's Office.**

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

**NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.**

**THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.**

This is improved property, known as: **1809 Cloverleaf Drive, Nashville, TN 37216**.

Witness my/~~our~~ hand(s) this 15 day of **March, 2019.**

**Ginny E. Brown**

**STATE OF TENNESSEE )**
**COUNTY OF DAVIDSON )**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Ginny E. Brown, unmarried,** the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this _____ day of **March, 2019.**

See Attached Acknowledgment

**Notary Public**

**My Commission Expires:** _____

**CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT** CIVIL CODE § 1189

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of San Francisco }

On 03-15-2019 (Date) before me, LU YUAN, Notary (Here Insert Name and Title of the Officer),

personally appeared GIVNY E BROWN (Name(s) of Signer(s)),

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

LU YUAN
Commission # 2120227
Notary Public - California
San Francisco County
My Comm. Expires Jul 20, 2019

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____ (Signature of Notary Public)

*Place Notary Seal and/or Stamp Above*

**OPTIONAL**

*Completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

**Description of Attached Document**

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

**Capacity(ies) Claimed by Signer(s)**

| | |
|---|---|
| Signer's Name: _____ | Signer's Name: _____ |
| ☐ Corporate Officer – Title(s): _____ | ☐ Corporate Officer – Title(s): _____ |
| ☐ Partner – ☐ Limited ☐ General | ☐ Partner – ☐ Limited ☐ General |
| ☐ Individual ☐ Attorney in Fact | ☐ Individual ☐ Attorney in Fact |
| ☐ Trustee ☐ Guardian of Conservator | ☐ Trustee ☐ Guardian of Conservator |
| ☐ Other: _____ | ☐ Other: _____ |
| Signer is Representing: _____ | Signer is Representing: _____ |

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