Karen Johnson Davidson County
Batch# 225510 DEEDQC
05/03/2019 10:53:30 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20190503-0041575

Prepared by:
Realty Title & Escrow Company, Inc.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.

Affiant

Subscribed and sworn to before me, this 3rd day of May, 2019.

Notary Public
My commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

02-1904-50661

Address of New Owner:	**Send Tax Bills to:**	**Tax Information:**
Lizabeth A. Brown	Lizabeth A. Brown	033-14-0-017.00
505 Cunniff Court	505 Cunniff Court	
Goodlettsville TN 37072	Goodlettsville TN 37072	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, **Lizabeth A. Brown, married**, hereinafter referred to as Grantor, does hereby quitclaim and convey unto **Lizabeth A. Brown and Philip C. Brown, wife and husband as tenants by the entireties**, hereinafter called the Grantees all of her right, title and interest in and to the following tract or parcel of land in Davidson County, State of Tennessee, described as follows, to- wit:

Land in Davidson County, Tennessee, being part of Lot No. 46, on the Plan of Pleasant Hill Subdivision, of record in Book 2900, Page 69, Register's Office for said County, to which plan reference is hereby made for a more complete description.

BEGINNING at a point on the easterly margin of the terminus of Cunniff Court at the common front corner of the Lots Nos. 46 and 47; thence northeastwardly with said line 256.2 feet to a point; thence southeastwardly with the line between Lots Nos. 42 and 46, 174 feet to a point; thence southwestwardly 50 feet to a point; thence southeastwardly 50 feet to a point in the line between Lots Nos. 44 and 46; thence southwestwardly with said line 107.3 feet to a concrete monument; thence westwardly 137.3 feet with the line between Lots Nos. 45 and 46 to a point in the easterly margin of Cunniff Court; thence northwardly with said margin 129.92 feet to the point of beginning.

Being the same property conveyed to Lizabeth A. Brown, unmarried by deed from Carlene B. Phillips, unmarried, dated February 10, 2016, recorded February 12, 2016, of record in Instrument No. 20160212-0013878, Register's Office for Davidson County, Tennessee. Lizabeth A. Brown having since married Philip C. Brown, it is the Grantor's intent by this Quitclaim Deed to create an estate by the entireties in and to the entire interest in the property previously held by the Grantor, as described in Tenn. Code Annotated § 66-1-109.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 505 Cunniff Court, Goodlettsville, TN 37072.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 3 day of May, 2019.

Lizabeth A. Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Lizabeth A. Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged she executed the within instrument for the purposes therein contained.

Witness my hand in Brentwood, TN, this 3 day of May, 2019.

Notary Public

My Commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

Certificate of Authenticity

I, Debra Loe, 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.

Signature

Personally appeared before me, Julie Dyess, a notary public for this county and state, Debra Loe, who acknowledged that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My commission expires: 8/11/20

JULIE DYESS
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY
My Commission Expires 08-11-2020

PREPARER OF THIS INSTRUMENT HAS PERFORMED NO TITLE UNDERWRITING REVIEW AND MAKES NO REPRESENTATIONS WITH REGARD TO THE TITLE OF THE SUBJECT PROPERTY, THE LEGAL DESCRIPTION FOR THE SUBJECT PROPERTY, OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.