This instrument was prepared by:
STINNETT & WILKINSON
106 Frey Street
Ashland City, Tennessee 37015

ADDRESS NEW OWNER:
Jacqueline Peach, Jayden Peach and
Kimberly Morgan
423 Lanier Avenue
Madison, Tennessee 37115

SEND TAX BILLS TO:
Same

MAP: 052
GROUP: 02-0
PARCEL: 050.00

Karen Johnson Davidson County
Batch# 309252 DEEDQC
10/31/2019 01:07:04 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20191031-0112083

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QUITCLAIM DEED

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FOR AND IN CONSIDERATION of the sum of One Dollar, cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which are hereby acknowledged, I, **GENE BROWN**, hereinafter called the Grantor, have bargained and sold, and by these presents do hereby transfer, convey and quitclaim unto **JACQUELINE PEACH, JAYDEN PEACH and KIMBERLY MORGAN,** hereinafter called the Grantees, their heirs and assigns, all my right, title, claim, and interest in and to a certain tract or parcel of land located in **Davidson** County, Tennessee, described as follows: to-wit:

BEING Lot No. 1 and The Southerly 27 feet, 6 inches of Lot No. 2, Block "D". Revised Map of Rainbow Terrace, as shown by plat of record in Plat Book 1130, Page 85, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Gene Brown by Quitclaim Deed from Kim Morgan, Beverly Massey and Mistie Morgan, of record as Instrument Number 20170113-0004294, Register's Office for Davidson County, Tennessee.

THIS conveyance is **SUBJECT** to Restrictive Covenants of record in Deed Book 1380, Page 88, and Book 1535, Page 519, Register's Office for said County.

THIS conveyance is **SUBJECT** to any and all existing easements and restrictions of record.

This is the same description as in the previous deed of record.

This is not the primary residence of the Grantor, Gene Brown.

This deed prepared without the benefit of a title examination or survey.

This is improved property known, as 423 Lanier Drive, Madison, Tennessee 37115.

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

IN WITNESS WHEREOF, Grantor has executed this instrument this the 30th day of October, 2019.

GENE BROWN

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, **GENE BROWN**, the bargainor, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Ashland City, Tennessee, this 30th day of October, 2019.

Notary Public

JAMES W. STINNETT, JR. NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY, TENN.

My Commission Expires: 9-17-23

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STATE OF TENNESSEE
COUNTY OF CHEATHAM

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

Affiant

Subscribed and sworn to before me, this 30th day of October, 2019.

Notary Public

JAMES W. STINNETT, JR. NOTARY PUBLIC STATE OF TENNESSEE CHEATHAM COUNTY, TENN.

My Commission Expires: 9-17-23

JWS:PS: QUITCLAIM DEEDS: Brown, Gene to Peach