This transfer is exempt from the payment of any transfer tax as provided in T.C.A. § 67-4-409 (a)(3)(F).

Karen Johnson Davidson County
Batch# 340626 DEEDQC
01/09/2020 08:24:37 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20200109-0002969

This instrument was prepared by:
JANICE B. RICHARDSON
RICHARDSON & RICHARDSON LAW, LLLP
116 Cumberland Trace
Tullahoma, TN 37388

Address New Owner as Follows:	Send Tax Bill to:	Map Parcel Number
The Lawrence I. Brown and Maureen J. Lanigan-Brown Family Trust 1904 Rosebank Ave. Nashville, TN 37216	Lawrence I. Brown and Maureen J. Lanigan-Brown, Trustees of The Lawrence I. Brown and Maureen J. Lanigan-Brown Family Trust 1904 Rosebank Ave. Nashville, TN 37216	073 09 0 145.00

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that LAWRENCE IRWIN BROWN and MAUREEN BROWN, husband and wife, hereinafter referred to as "Grantors," for and in consideration of the sum of Ten Dollars and 00/100 ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, and do hereby remise, release and forever quitclaim unto LAWRENCE I. BROWN AND MAUREEN J. LANIGAN-BROWN, Trustees, and their successors in a Revocable Living Trust for the benefit of LAWRENCE I. BROWN AND MAUREEN J. LANIGAN-BROWN, under the terms of THE LAWRENCE I. BROWN AND MAUREEN J. LANIGAN-BROWN FAMILY TRUST Dated Jan 6, 2020, its successors and assigns, their entire right, title and 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. 52 on the Plan of Henderson Gardens, Section I, as of record in Book 2900, page 75, Register's Office for said County, to which reference is hereby made for a more complete and accurate description.
>
> BEING the same property conveyed to Lawrence Irwin Brown and Maureen Brown, husband and wife, by Warranty Deed from James A. Boyles, dated June 30, 2015, of record as Instrument No. 20150706-0064709, Register's Office for Davidson County, Tennessee.

Description contained herein was taken from a prior deed and without benefit of an updated survey.

Preparer makes no representation as to the accuracy of said description.

WITNESS our hands this 6 day of Jan, 2020.

LAWRENCE IRWIN BROWN

MAUREEN BROWN

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, LAWRENCE IRWIN BROWN AND MAUREEN BROWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness our hands at Nashville, Tennessee, this 6 day of Jan, 2020.

Notary Public

My Commission Expires: My Commission Expires September 7, 2020

KYLE DEMONBREUN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

AFFIDAVIT OF VALUE

The actual consideration for this transfer is $-0-

Affiant

Affiant

STATE OF TENNESSEE
COUNTY OF Davidson

Subscribed and sworn to before me this 6 day of Jan, 2020

Notary Public

My Commission Expires: My Commission Expires September 7, 2020

KYLE DEMONBREUN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY