Karen Johnson Davidson County
Batch# 390901 DEEDQC
04/23/2020 03:12:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20200423-0042916

Prepared by/Return to:
Mark B. Leedom, Esq.
7065 Moores Ln Ste 100
Brentwood, TN 37027

STATE OF TENNESSEE
COUNTY OF Sumner

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

Affiant

Subscribed and sworn to before me, this 21st day of April, 2020.

Notary Public

My commission expires: 8/6/23

KEVIN CRISWELL
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 08-21-2023

QUITCLAIM DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Number
Beth Ann Brown	**New Owner**	**08304011600**
1223 Harwood Drive	**176 Jones Lane**	
Nashville, TN 37206	**Hendersonville, TN 37075**	

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the herein GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, CASEY BROWN, " GRANTOR(S)", by these presents, does hereby quitclaim and convey unto BETH ANN BROWN, "GRANTEE(S)", his/her/their successors, heirs and assigns all of his/her/their rights, title and interests in and to a certain tract or parcel of land in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 7 on the Plan of Porter Heights, Section 6, of record in Book 2330, Page 161, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Casey Brown by Warranty Deed from Samantha Bryant dated 12/31/14 of record in Instrument No. 20150109-0002467, Register's Office of Davidson County, Tennessee. By way of recital, the property hereinabove described has not been the principal residence of the Grantor, his spouse, and/or dependents.

Subject to any and all covenants, conditions, restrictions, easements, and encumbrances of record in the Register's Office of Davidson County, Tennessee.

For recital purposes, the above-described property is improved property known as 1223 Harwood Drive, Nashville, TN 37206.

Preparer makes no representation as to the accuracy of the information contained herein, this instrument having been prepared without benefit of title search upon information furnished by the parties hereto.

WITNESS my/our ~~hand(s)~~ this ____ day of 4/21, 2020.

CASEY BROWN

STATE OF TENNESSEE
COUNTY OF Sumner

Personally appeared before me, a Notary Public of said County and State, Casey Brown, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 21 day of April, 2020.

My commission expires: 8/21/23

NOTARY PUBLIC

KEVIN CRISWELL
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 08-21-2023

True Copy Certification

I, KRISTEN TRAINI, 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

State of TENNESSEE
County of SUMNER

Personally appeared before me, the undersigned, a notary public for this county and state, KRISTEN TRAINI who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 11-30-2020
Notary's Seal (if on paper)

DEBRA PAULSSON
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 30, 2020
COUNTY OF SUMNER