THIS INSTRUMENT PREPARED BY:
JANICE STANLEY WALDEN
ATTORNEY AT LAW
P. O. BOX 121541
ACKLEN STATION
NASHVILLE, TN 37212

ADDRESS NEW OWNER: **KEVIN BROWN**
1127 Stonewall Jackson Court
Nashville, TN 37220

Send Tax Bills to: **Evansville Teachers Credit Union**
2820 North York St.
Owensboro, KY 42301

MAP AND PARCEL: **14511001300**

Karen Johnson Davidson County
Batch# 398769 **DEEDQC**
05/12/2020 10:44:47 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20200512-0049074

QUIT CLAIM DEED

For and in consideration of the financial settlement of the parties as reflected in the Marital Dissolution Agreement incorporated into the final decree of divorce in the case of CHRISTINA BOLEY BROWN V. KEVIN GEORGE BROWN, Docket No. 19D-665, in the Fourth Circuit Court of Davidson County, the receipt of which is hereby acknowledged, CHRISTINA BROWN, Grantor, does hereby bargain, sell, remise, quitclaim, transfer and convey unto KEVIN BROWN, Grantee, his heirs successors and assigns, forever, all right, title and interest in and to the following described real estate located in Davidson County, State of Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lot No. 8 on the plan of Granny White Park, of record in Book 3700, Page 72, Register's Office for Davidson County, Tennessee.

Said lot No. 8 fronts 320.0 feet on the Southwesterly side of Stonewall Jackson Court and extends back 236.5 feet on the Westerly line and 302.1 feet on the Southerly line being triangular in shape.

Conveyance of this property is subject to a ten-foot utility drainage easement, anchor easement, 76-foot minimum building setback line from Stonewall Jackson Court and conditions of owner certificate as

shown on plan of record in Book 3700, Page 72, Register's Office for Davidson County, Tennessee and restrictions of record in Book 4025, Page 341, said Register's Office.

This the same description as in the previous deed of record

Being the same property conveyed to Kevin Brown and wife, Christina Brown, by Warranty Deed dated October 24, 2012, from John D. Nail, Jr. and wife, Caroline P. Nail, and filed of record in Instrument No. 20121026-0098350, Register's Office for Davidson county, Tennessee.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of way for public utilities that appear in the appropriate public record.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of GRANNY WHITE PARK, as recorded in Plat Book 3700, Page(s) 72.

Covenants Conditions and Restrictions recorded in Book 4025, Page 341.
Easement for Sanitary Sewers and/or Storm Drainage, recorded in Book 7757, Page 4.

This is improved property, known as 1127 Stonewall Jackson Court, Nashville, TN 37220.

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IN TESTIMONY WHEREOF I have executed this instrument this the 22nd day of January 2020.

CHRISTINA BROWN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named CHRISTINA BROWN, the Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledge that she executed the within Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this the 22nd day of January 2020.

Janice Stanley Walden
NOTARY PUBLIC

My Commission Expires on November 6, 2023.

This is a tax-exempt transfer of appreciated Property between spouses as provided in the final decree of divorce.