Karen Johnson Davidson County
Batch# 419724 DEEDQC
06/19/2020 08:30:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20200619-0064980

THIS INSTRUMENT PREPARED BY:
Jeffrey Mobley, atty.
Howard Mobley Hayes & Gontarek, PLLC
2319 Crestmoor Road
Nashville, Tennessee 37215
(615) 627-4444

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $--NONE--.

Affiant

Subscribed and sworn to before me, this 15th day of June, 2020.

Notary Public

My Commission Expires: 10-02-2023

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Myers E. "Feller" Brown, Trustee 212 Madison Street Madison, Tennessee 37115	SAME	043 00 0 015.00 043 00 0 014.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Myers E. "Feller" Brown**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by

reference to **Myers E. "Feller" Brown, Trustee of the Myers E. "Feller" Brown Living Trust, established by the Revocable Trust Agreement of Myers E. "Feller" Brown dated January 23, 2017, as amended and restated on September 19, 2018**, as amended and restated from time to time, and to his successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantee, and the Grantee's successors and assigns.

New legal descriptions were not prepared for this transaction. The legal descriptions are the same as the previous instrument of record.

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

WITNESS my hand this 15th day of June, 2020.

Myers E. "Feller" Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Myers E. "Feller" Brown, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 15th day of June, 2020.

My Commission Expires: 10-02-2023

Notary Public

HUNTER R. MOBLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 10-02-2023

EXHIBIT A

Legal Description

(Myers E. "Feller" Brown and Myers E. Brown are one and the same person.)

043 00 0 015.00 – 146 Scenic View Drive, Old Hickory, Tennessee 37138

A tract of land in the 4th Civil District of Davidson County, Tennessee, being Tract No. 11 on the Leonard L. Clark Plan, near Old Hickory, Tennessee, described according to a survey made by S. M. McMurray, November 12, 1948, as follows:

Beginning on the westerly margin of a road, the first road on left from bridge over Cumberland River, said beginning point being the northeast corner of Tract No. 2 containing 50 acres, more or less; thence with the westerly margin of said road, north 2° 48' west 195 feet, more or less, to the corner of Tracts Nos. 11 and 12; thence with the line between said tracts, south 42° 45' west 769.4 feet to an iron pin; thence south 38° east 128.7 feet, more or less, to the southwest corner of Tract No. 11; thence with the south line of said tract, north 42° 45' east 638 feet, more or less, to an iron pin in the westerly margin of said road, the point of beginning, containing 2.02 acres, more or less.

Being the same property conveyed to Myers E. Brown by deed from George Shane White and Justin Wayne White, heirs-at-law of Sindy Lynn Barry (White), of record as Instrument No. 20180621-0060009, Register's Office for Davidson County, Tennessee.

INCLUDED in the above description but **EXCLUDED** from this conveyance is an approximately 1.83 acre tract, having Map and Parcel No. 043 00 0 034.00, conveyed to Myers E. Brown by deed from George Shane White and Justin Wayne White, heirs-at-law of Sindy Lynn Barry (White), of record as Instrument No. 20180621-0060009, Register's Office for Davidson County, Tennessee, described as follows:

Land in the 4th Civil District of Davidson County, Tennessee, being described according to the survey of Donald R. Carver, Surveyor, dated March 4, 1980, as follows:

Beginning at an iron pin located in the westerly margin of Scenic View Road, said iron pin being South 03° 30' West 146.50 feet from the intersect of the westerly margin of Scenic View Road and the southerly margin of Keeton Avenue; thence with said margin of Scenic View Road, South 03° 30' West 50.00 feet to an iron pin; thence leaving said margin of said road, South 45° 45' West 627.50 feet with an existing fence line to an iron pin at a corner post; thence with an existing fence line, North 38° 00' West 132.40 feet to an iron pin at a corner post; thence with an existing fence line, North 45° 43' East 577.53 feet to an iron pin at a corner post; thence leaving said fence line, South 59° 19' East 109.00 feet to a point; thence North 36° 56' East 44.75 feet to the point of beginning, and containing 1.83 acres, more or less, according to said survey.

Being the same property conveyed to Myers E. Brown by deed from George Shane White and Justin Wayne White, heirs-at-law of Sindy Lynn Barry (White), of record as Instrument No. 20180621-0060009, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1. All easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

2. Any and all applicable governmental and/or zoning regulations.

3. Current and subsequent years' State and County taxes, which have been assumed by the Grantee.

This is improved property known as 146 Scenic View Road, Old Hickory, Tennessee 37138.

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043 00 0 014.00 – 400 Keeton Avenue, Old Hickory, Tennessee 37138

Land in Davidson County, Tennessee

Being Lot No. 1 on the Plan of Final Plat 400 Keeton Avenue 0 Scenic View Road Subdivision, as surveyed by Christopher Lyle Goetz, RLS No. 2660, dated September 10, 2019, recorded September 25, 2019, and recorded at Instrument No. 20190925-0097608, Register's Office for Davidson County, Tennessee, reference is hereby made for a more complete description.

Being the same property conveyed to Myers E. Brown by deed from Donna L. Pinson F/K/A Donna L. Allen, of record as Instrument No. 20200117-0006516, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Current and subsequent years' State and County taxes.

2. All matters shown on the Plan of record as Instrument No. 20190925-0097608, Register's Office for Davidson County, Tennessee.

3. Sewer and Drainage Easements to Metropolitan Government of Nashville and Davidson County, of record in Book 9411, page 735, and Book 978, page 319, Register's Office for Davidson County, Tennessee.

4. Any and all existing easements and restrictions as shown of record not stated herein.

This is improved property known as 400 Keeton Avenue, Old Hickory, Tennessee 37138.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Lindsay Hamada, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

