Karen Johnson Davidson County
Batch# 426491 DEEDQC
06/26/2020 08:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20200626-0069107

QUITCLAIM DEED

MAIL RECORDED DEED TO:

RICHARD BROWN
MELINDA BROWN
1334 RIVERBROOK DRIVE
HERMITAGE, TN 37076

CF. TN. 110474 one

OWNER (SEND TAX BILLS TO):

RICHARD BROWN
MELINDA BROWN
1334 RIVERBROOK DRIVE
HERMITAGE, TN 37076

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, RICHARD BROWN, who acquired title as RICK BROWN and MELINDA BROWN, husband and wife (herein, "Grantor"), whose address is 1334 Riverbrook Drive, Hermitage, TN 37076, hereby bargains, sells, remises, releases, quit claims and conveys to RICHARD BROWN and MELINDA BROWN, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 1334 Riverbrook Drive, Hermitage, TN 37076, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1334 Riverbrook Drive, Hermitage, TN 37076

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 22nd day of May, 2020

PIN NO: 097-02-0A-060.00-CO

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $10.00 same.

Grantee:

Grantee signature: _____
RICHARD BROWN

Subscribed and sworn to under oath before me, this 22nd day of May, 2020 by RICHARD BROWN.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3.23.2021

[Affix Notary Seal]

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Grantee:

Grantee signature: _____
MELINDA BROWN

Subscribed and sworn to under oath before me, this 22nd day of May, 2020 by MELINDA BROWN.

_____
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3.23.2021

[Affix Notary Seal]

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

GRANTOR:

RP R Who Acquired Title as Rick Brown

RICHARD BROWN, who acquired title as RICK BROWN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, RICHARD BROWN, who acquired title as RICK BROWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of May, 2020.

[Affix Notary Seal]

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sheila D Ewing-Agnew
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3.23.2021

GRANTOR:

Melinda Brown
MELINDA BROWN

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, MELINDA BROWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged execution of the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 22nd day of May, 2020.

[Affix Notary Seal]

SHEILA D EWING-AGNEW
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Sheila D Ewing-Agnew
SIGNATURE OF NOTARY PUBLIC
My commission expires: 3.23.2021

EXHIBIT A

[Legal Description]

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 60 ON THE PLAN OF FINAL PLAT OF VILLAGES OF RIVERWOOD, PHASE ONE, SECTION ONE, REVISION ONE OF RECORD IN PLAT AT INSTALMENT NO. 20080723-0075577 AND A SURVEYOR'S CERTIFICATE OF CORRECTION OF RECORD IN INSTRUMENT NO. 20081105-0110185, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

THE AFORESAID PLAT OF RECORD IN INSTRUMENT NO. 20080723-0075577 VOIDED, VACATED AND SUPERSEDED THE ENTIRE PLAT ENTITLED "VILLAGES OF RIVERWOOD, PHASE ONE, SECTION ONE" OF RECORD IN INSTRUMENT NO. 20080610-0059689, IN SAID REGISTER'S OFFICE.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance; the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, in Instrument 20180731-0074488 on July 31, 2018.

PIN NO: 097-02-0A-060.00-CO

STREET ADDRESS:

1334 Riverbrook Drive, Hermitage, TN 37076

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

True Copy Certification

I, Perre M. Cabell, 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 Mississippi

County of Hancock

Personally appeared before me, Ken L Amacker, a notary public for this county and state, Perre M. Cabell 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. 6/15/21
Notary' Seal (if on paper)

