QUITCLAIM DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$0.00~~ 50,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF June, 20 20

Notary Public

MY COMMISSION EXPIRES: 7-9-2022 (AFFIX SEAL)

KAREN H. BROWN NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

W-SB-FB-20-400

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Myers E. Brown, Gregory B. Dillard and Natalie B. Dillard	GREGORY DILLARD	
(NAME)	(NAME)	**043-00-0-014.00**
516 Keeton Avenue	721 RIVER LANDING WAY	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	OLD HICKORY TN 37138	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **MYERS E. BROWN,** hereinafter called the Grantor(s), has/have bargained and sold, and by these presents do/does transfer and convey unto **MYERS E. BROWN AND GREGORY B. DILLARD AND WIFE, NATALIE B. DILLARD, TOGETHER AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP**, hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

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 Warranty Deed from Donna L. Pinson F/K/A Donna L. Allen, married, executed on 1/15/2020 and filed for record on 1/17/2020 as Instrument Number 20200117-0006516, Register's Office for Davidson County, Tennessee.

This Instrument was prepared with information supplied by the Grantees. No title examination was performed to validate the accuracy of title. Therefore the preparer does not accept liability for this Instrument.

This is **improved** property known as: **400 Keeton Ave, Old Hickory, Tennessee 37138**.

Karen Johnson Davidson County
Batch# 457506 **DEEDQC**
08/14/2020 02:47:18 PM 2 pgs
Fees: $13.00 Taxes: $185.00

20200814-0091478

Witness my/our hand(s) this the 9th day of June, 2020

Myers E. Brown
Myers E. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Witness my hand and official seal, this the 9 of June, 2020.

Karen H Brown
Notary Public

My Commission Expires: 7-9-2022

KAREN H. BROWN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212