RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-44892

Karen Johnson Davidson County
Batch# 488596 DEEDQC
10/02/2020 02:41:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20201002-0114367

FORM No. WD-1

THIS INSTRUMENT WAS PREPARED FROM INFORMATION FURNISHED BY PARTIES. PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS WITH REGARD TO TITLE OF THE SUBJECT PROPERTY, THE ACCURACY OF THE INFORMATION RECEIVED OR THE VALIDITY OF ANY PLAT OR SURVEY REFERENCED.	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THE TRANSFER IS $-0- AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF October, 2020. NOTARY PUBLIC MY COMMISSION EXPIRES: 2-21-22 (AFFIX SEAL)

This instrument prepared by: Realty Title & Escrow Company, Inc.
2000 Richard Jones Rd., Ste 178, Nashville, TN 37215

ADDRESS NEW OWNER (S) AS FOLLOWS:	Tax Bills to:	MAP-PARCEL NUMBERS
Haury & Smith Contractors, Inc.	Haury & Smith Contractors, Inc.	172-00-0-050.00
(NAME)	(NAME)	
7065 Moores Lane, Suite 300	7065 Moores Lane, Suite 300	
(STREET ADDRESS)	(STREET ADDRESS)	
Brentwood, TN 37027	Brentwood, TN 37027	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (P.O. ZIP)	

QUITCLAIM DEED

For consideration, the receipt and sufficiency whereof is hereby acknowledged, the undersigned, Frances Brown, a single woman, by these presents, quitclaims and conveys unto Haury & Smith Contractors, Inc. all of her right, title and interest in and to the following tract or parcel of land, to-wit:

A tract of land in the First Civil District of Nashville, Davidson County, Tennessee as described according to a survey by Daniels & Associates, Inc. dated 09/28/18 Project Number 18-046 (Gregory E. Daniels, TN R.L.S. #1489) and being more particularly described as follows:

Beginning at an existing iron pipe on the easterly margin of Edmondson Pike at the northwesterly corner of the Methodist Church of record in Deed Book 486, Page 692 R.O.D.C. TN, said point also being the southwesterly corner of the herein described tract and proceeding.

1. With said easterly margin of Edmondson Pike N 06deg04'46" e 173.16 feet to an iron pin set at the southwesterly corner of William P. Vincion, et ux of record in Deed Book 7005, Page 233 R.O.D.C. TN: thence,

2. With the southerly boundary of William P. Vincion, et ux S 82deg51'36" E 465.91 feet to an existing iron pin on the westerly boundary of Open Space, Brentwood Cove, Revision 3 of record in Instrument Number 20010201-0009801 R.O.D.C. TN; thence,

3. With said westerly boundary of Open Space, Brentwood Cove, Revision 3 S 08deg18'44" W 146.70 feet to an iron pin set on the northerly boundary of Mt. Pisgah Methodist Church, Trustees of record in Deed Book 4555, Page 400 R.O.D.C. TN; thence,

4. With the northerly boundary of Mt. Pisgah Methodist Church, Trustees and the aforementioned Methodist Church N 86deg09'13" W 460.46 feet to the point of beginning.

For informational purposes only: survey references subject property to contain 1.70 acres, more or less.

24 month chain of title:

Being the same property conveyed to Dennis Brown and wife, Frances Brown by deed from Estate of Sarah Sneed Cunningham, dated December 2, 1994, recorded January 13, 1995, of record in Book 9570, Page 871, in the Register's Office for Davidson County, Tennessee. Final Decree of Divorce between Frances H. Brown and Dennis M. Brown filed December 10, 2002, in the Fourth Circuit Court for Davidson County, Tennessee at Nashville.

Further being the same property conveyed to Robert W. Rutherford, Trustee by Quitclaim Deed from Dennis Brown and Frances Brown, and further conveyed to Frances Brown by Quitclaim Deed from Robert W. Rutherford, Trustee, dated March 7, 2003, recorded March 7, 2003, of record in Instrument No. 20030307-0030511, in the Register's Office for Davidson County, Tennessee.

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

This property is improved property known as 3368 Mimosa Drive, Nashville, TN 37211.

Witness my hand this 1st day of October, 2020.

Frances 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, Frances Brown, the bargainor, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, TN, this 1st day of October, 2020.

Notary Public

SETH A. DEARINGER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My commission expires: 03/08/2021

CERTIFICATE OF AUTHENTICITY

I, Donald R. Barrett, Jr., 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.

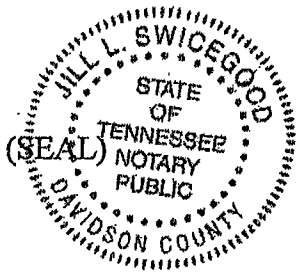
Attorney or Custodian

Stewart Title Company

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Jill L Swicegood, a notary public in and for the aforesaid county and state, the within named Donald R. Barrett, Jr., who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: July 9, 2022

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