Davidson

PREPARER NOT RESPONSIBLE FOR CLOSING REQUIREMENTS. NO TITLE SEARCH REQUESTED OR PERFORMED.

Karen Johnson Davidson County
Batch# 494060 DEEDQC
10/13/2020 08:11:29 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20201013-0118450

THIS INSTRUMENT WAS PREPARED BY:
J. STEPHEN BROWN, P.C.
ATTORNEY AT LAW
224 WEST GAY STREET
LEBANON, TN 37087

This transfer is exempt from real estate transfer tax pursuant to TCA 67-4-409(a)(3)(D).

ADDRESS NEW OWNER AS FOLLOWS:
Robert Edwin Brown, et al
556 Mires Rd.
Mt. Juliet, TN 37122

SEND TAX BILLS TO:
------Same--------

MAP PARCEL NUMBERS:
Map: 042
Group: 16
Parcel: 167.00

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that ROBERT EDWIN BROWN, EXECUTOR of the ESTATE OF JOSEPH EDWIN BROWN, deceased, for and in consideration of the sum of Ten and no/100 Dollars ($10.00), cash in hand paid, the receipt and sufficiency of which are hereby acknowledged, and in connection with the distribution and closing of the ESTATE OF JOSEPH EDWIN BROWN, the decedent's will having been duly admitted to probate in Wilson County, Tennessee, and recorded in Will Book 46, page 241, Clerk and Master's Office for said county, hereby remises, releases and forever quitclaims unto JOSEPH LELAN BROWN and ROBERT EDWIN BROWN, their heirs and assigns, all of his right, title and interest as Executor, in the following tracts or parcels of land located in Davidson County, Tennessee, described as follows, to-wit:

TRACT I: Beginning at the southwest intersection of Gallatin Pike and center line of Madison Avenue; thence southerly along the westerly margin of said Pike as widened, 85 feet, more or less, to the northeast corner of the property conveyed to Ray E. Garrett and wife, by deed of record in Book 2030, page 427, Register's Office for said County; thence westerly, along Garrett's northerly line, passing his northwest corner at 150 feet, in all 215 feet to a point; thence northerly 85 feet,

more or less, to the center line of Madison Avenue; thence with the center line of said Avenue, easterly 215 feet to the beginning.

(The above described property is subject to a permanent easement and right-of-way for street purposes and right of entry for temporary construction purposes from Anna White Doolittle to the Metropolitan Government of Nashville and Davidson County, Tennessee granted July 16, 1970, and being of record in Book 4515, page 476, Register's Office for Davidson County, Tennessee.)

TRACT II: Beginning at a point in the center line of Madison Avenue, 215 feet from the intersection of the west line of Gallatin Pike and the center line of Madison Avenue, said point being the northwesterly corner of the property leased by Anna White Doolittle to the First American National Bank of Nashville, by a certain lease of record in Book 1999, page 275, Register's Office for Davidson County, Tennessee; thence southerly along the westerly line of said property heretofore leased to said Bank, 85 feet, more or less, to the southwest corner of said property heretofore leased to said Bank; thence easterly along the southerly line of said property heretofore leased to said Bank, 15 feet, more or less, to a point, said point being the northwesterly corner of the property conveyed from Anna White Doolittle to Ray E. Garrett and wife by deed of record in Book 2929, page 164, said Register's Office; thence in a southerly direction along said Garrett's westerly line, 50.5 feet, more or less, to the southwesterly corner of said Garrett property; thence westerly 15 feet, more or less, to a point; thence southerly 50.5 feet, more or less, to the northwesterly corner of the property conveyed from Anna White Doolittle to Newman Cheek and wife, by deed of record in Book 2446, page 495, said Register's Office; thence southerly with the westerly line of said Cheek property, 75 feet, more or less, to the southwesterly corner of said Cheek property; thence in a westerly direction, along the southerly line of Lessor's property 130 feet 9 inches, more or less, to the southwest corner of Lessor's property; thence northerly along the westerly line of Lessor's property 260 feet, more or less, to a point in the center line of Madison Avenue; thence easterly along the center line of Madison Avenue, 130 feet 9 inches, more or less, to the point of beginning.

Being the same property quitclaimed to Joseph Edwin Brown by Executor's Quitclaim Deed from Joseph Edwin Brown, Executor for the Estate of Joseph J. Brown, dated May 20, 1998, and of record in Book 10940, Page 207, Register's Office of Davidson County, Tennessee.

Joseph Edwin Brown, died December 4, 2019, testate, in Wilson County, Tennessee, leaving a duly probated Last Will and Testament recorded in Will Book 46, Page 241, Clerk and Master's Office for Wilson County, Tennessee; wherein Robert Edwin Brown was appointed Executor.

This is improved property known as 500 Gallatin Pike South, Madison, Tennessee 37115.

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

WITNESS my hand this 7 day of October, 2020.

Robert Edwin Brown
ROBERT EDWIN BROWN, EXECUTOR

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, **Robert Edwin Brown, Executor**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 7th day of October, 2020.

NOTARY PUBLIC



My Commission Expires: 8/28/24