Karen Johnson Davidson County
Batch# 552146 DEEDQC
01/12/2021 08:46:24 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20210112-0005009

This instrument prepared by:
Casey A. Long
The Long Firm, LLC.
P.O. Box 575
Lawrenceburg, TN 38464

QUITCLAIM DEED

FROM:
JAMES R. BROWN , SR.

TO:
CHANDLER ADAM BROWN

PROPERTY ADDRESS:
6191 EATONS CREEK ROAD
JOELTON, TN 37080

) State of TENNESSEE)
) County of Lawrence)
)
) The actual consideration or value, whichever is
) greater for this ~~transfer is~~ $ -00- .
)
) Affiant
)
) Subscribed and sworn to before me this 6 day of
) ~~October~~, 2020. Jan. 21
)
) Notary Public
9.28.24
Commission Expiration Date

BAILEY A. PRINCE
STATE OF TENNESSEE NOTARY PUBLIC
LAWRENCE COUNTY

Name and Address of New Owner	Name and Address of Persons or of Entity Responsible for Payment of Property Taxes	
CHANDLER ADAM BROWN 6191 EATONS CREEK ROAD JOELTON, TN 37080	SAME	PARCEL ID: 02100031300

QUIT CLAIM DEED

December

This instrument is made and entered into on this the 22 day of ~~October~~, 2020 by and between James R. Brown, Sr., Grantor, and Chandler Adam Brown, Grantee

WITNESSETH

For and in consideration of the sum of ONE ($1.00) DOLLAR, cash in hand paid, the receipt and of which is hereby acknowledged, and other good and valuable consideration, I **James R. Brown, Sr.**, hereinafter called Grantor, have bargained and sold, and by these presents do transfer and convey onto **Chandler Adam Brown**, hereinafter called the Grantee, and to the Grantee's successors, heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY, STATE OF TENNESSEE**, described as follows, to wit:

Lying and being situated in the 2nd Civil District of Davidson County, Tennessee and described as follows:

BEGINNING at an iron pin located at the northwest corner of the property conveyed to James R. Brown, Sr. by deed from Nancy J. Brown, recorded as instrument #20040113-0005258 of the Register's Office of Davidson County:

THENCE, with Brown's westerly boundary, South 3° 00' West 350.0 feet to an iron pin;

THENCE, North 87° 00' West 325.16 feet to a point, said point being the southeast corner of the property conveyed to Joseph W. Rawlings from O.W. Johns by deed of record in Book 3406, Page 374 of said Register's Office;

THENCE, with Rawling's easterly boundary, North 3° 00' East 215.0 feet to a point;

THENCE, South 87° 00' East 147.0 feet to a point, said point being the southeast corner of the property conveyed to William R. Johns and wife, Judith B. Johns, by deed from W.T. Johns of record in Book 4610, Page 133 of said Register's Office;

THENCE, with Johns' easterly boundary, North 2° 30' East 135.01 feet to an iron pin;

THENCE, South 87° 00' East 179.37 feet to the point of beginning, containing 2.16 acres, more or less

This being the same property conveyed to James R. Brown, Sr. by deed from Nancy J. Brown, recorded as instrument #20040113-0005258 of the Register's Office of Davidson County, Tennessee.

Being a portion of the property conveyed to W.T. Johns and wife, Lillian Johns, both now deceased by deed from O.G. Johns of record in Book 2539, Page 299 of said Register's Office, and a portion of the property conveyed to James R. Brown and wife, Nancy J. Brown, by deed of record in Book 6090, Page 840 of said Register's Office.

WITNESS my hand this 22nd December day of ~~October~~, 2020.

By: James R Brown

James R. Brown, Sr.

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 **James R. Brown, Sr.**, with whom I am personally

acquainted (if 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 22nd day of December, 2020.

Carole L. Burkitt
Notary Public

My commission expires: May 2, 2022

