Prepared by
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle Suite 150
Brentwood, TN 37027

Karen Johnson Davidson County
Batch# 586327 DEEDQC
03/08/2021 10:02:54 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210308-0029810

THIS INSTRUMENT PREPARED BY:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration for this transfer is: $-0-.

Affiant

Subscribed and sworn to before me, this 1 day of March, 2021.

Notary Public

My Commission Expires: 05/03/2021

M. ALEXIS MENDL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF DAVIDSON

QUITCLAIM DEED

Address New Owner:	Send Tax Bills To:	Tax Information:
Matthew Brown and Lauren Brown 601 Old Hickory Boulevard Brentwood, TN 37027-3962	New Owner	171-03-0B-301-00

FOR AND IN CONSIDERATION of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **Matthew E. Brown, married** (hereinafter referred to as the "Grantor") does hereby quitclaim, transfer and convey to **Matthew Brown and Lauren Brown, husband and wife,** their heirs and assigns, all of their rights, title and interest in the real property in the County of Williamson, State of Tennessee, and more particularly described as follows:

Land in Davidson County, Tennessee being Unit No. 63 on the plan of Townhomes of Fredericksburg, Phase Two, Section Seven, a Horizontal Property Regime, as of record in Book 9700, Page 957, Register's Office for Davidson County, Tennessee; to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Matthew E. Brown by Warranty deed from Adam Reviere, unmarried of record in Instrument No. 20160512-0047227 Register's Office for Davidson County, Tennessee, dated April 28, 2016 and recorded on May 12, 2016. (Value of consideration shown in aforementioned deed $237,900.00.) Being also known as 601 Old Hickory Boulevard 63 Brentwood, Tennessee 370273962.

Grantor covenants that they are lawfully seized and possess said real property in fee simple, have a good right to convey it, and that the same is unencumbered, except for 2021 taxes that are not yet due and payable, as well as any restrictions, conditions and easements of record.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 1 day of March, 2021.

Matthew E. Brown

STATE OF TENNESSEE)

COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned Notary Public, in and for the said county and state, the within named Matthew E. Brown, the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 1 day of March, 2021.

Notary Public
My Commission Expires: _____

STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
MY COMMISSION EXPIRES DECEMBER 15, 2021