Karen Johnson Davidson County
Batch# 614163 DEEDQC
04/13/2021 03:33:54 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20210413-0049398

This Instrument Prepared By: Carolanne R. King, Esq.
2126 21st Avenue, South
Nashville, Tennessee 37212

THIS QUITCLAIM DEED IS PREPARED BY INFORMATION FURNISHED BY THE PARTIES WITHOUT THE BENEFIT OF A TITLE SEARCH. THE PREPARER IS HELD HARMLESS FOR THE STATE OF THE TITLE OR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN.

New Owner Name & Address:	Send Tax Bills To:	Map- Parcel Numbers:
Timothy A. Brownlee 5340 Simpkins Road Whites Creek, TN 37189	Timothy A. Brownlee 5340 Simpkins Road Whites Creek, TN 37189	039-00-0-097.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of TEN DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and the mutual covenants and duties of the parties, Christine Brownlee (formerly Raymo) (hereinafter "Grantor"), hereby conveys, remises, releases and forever quitclaims unto Timothy A. Brownlee (hereinafter "Grantee"), his successors and assigns, all her right, title and interest in a certain tract and parcel of land attached to the property located at 5340 Simpkins Road Whites Creek, Tennessee 37189 and being more particularly described as the following tract of real estates:

> Being at point on the east margin of Simpkins Road, said point being the common corners of the herein described property and that of Stephen B. Teasley of record in Book 6100, Page 247, Register's Office for Davidson County, Tennessee; thence with Simpkins Road North 17 degrees 07' 09" West 677.12 feet to a point; thence with a curve to the left having a radius of 643.46 feet and length of 221.9 feet to a point; thence North 36 degrees 51' 34" West 154.17 feet to the common corner of the Lester L. Johnson tract of record in Book 4687, Page 2292, Register's Office for said County, and the herein described tract; thence North 53 degrees 46; 49" East 775.87 feet to a point; thence South 30 degrees 05' 08" West 130.91 feet to a point; thence South 02 degrees 51' 24" West 528.80 feet to a point; thence South 02 degrees 11' 28" West 476.04 feet to a point; thence South 21 degrees 52' 52" West 332.33 feet back to the point of beginning, said tract containing 8.679 acres more or less.
>
> Being the same property conveyed to Abigale A. Pollock by Warranty deed from Martin R. Davis and wife, Macie T. Davis of record in Book 7110, page 771, Register's Office for Davidson County, Tennessee.

The said Abagail A. Pollock aka Elise Abagail A. Pollock died November 18, 2015, her estate and Last Will and Testament having been probated of record in Docket NO 15P-1939, in the Probate Division of the Circuit Court for Davidson County, Tennessee, devising the subject property to Marjorie K. Lane and Stacye Lane Stone.

Being the same property conveyed to Christine Brownlee (Raymo) and Timothy A. Brownlee by Warranty deed from Abagail A. Pollock in instrument number 20170621-0062358, Register's Office for Davidson County, Tennessee.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Property. Grantor only conveys Grantor's interest in the Property.

This conveyance is further subject to taxes for the year 2020, which have been assumed by the Grantee. Grantee further assumes responsibility for all rollback taxes, if any, assessed against the Property.

Witness my hand this 24 day of February, 2021. Christine Brownlee

CHRISTINE BROWNLEE (formerly RAYMO)

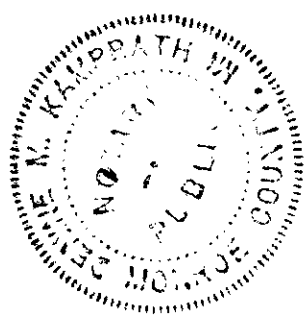
STATE OF ~~TENNESSEE~~ MICHIGAN)
COUNTY ~~DAVIDSON~~ MONROE)

Personally, appeared before me, the undersigned Notary Public, in and for said County and State, the within named CHRISTINE BROWNLEE (formerly RAYMO), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this the 24th day of FEBRUARY, 2021

DENINE M. KAMPRATH
Notary Public – State of Michigan
County of Monroe
My Commission Expires July 24, 2024
Acting in the County of Monroe

Notary Public: Denine M Kamprath
My commission expires: 7-24-2024



AFFIDAVIT

STATE OF ~~TENNESSEE~~ MICHIGAN)
COUNTY ~~DAVIDSON~~ MONROE)

The undersigned parties, after being first duly sworn according to law, does make oath and affirm that the actual consideration of value of this transfer is $0.00 and that this Quit Claim Deed was executed and delivered in accordance with the terms of a Marital Dissolution Agreement in the case of Christine Brownlee, Circuit Court for Davidson County, Tennessee case No. 20D1576.

Christine Brownlee
CHRISTINE BROWNLEE (formerly RAYMO)

Witness my hand and official seal this the 24 day of February, 2021.

DENINE M. KAMPRATH
Notary Public – State of Michigan
County of Monroe
My Commission Expires July 24, 2024
Acting in the County of Monroe

Denine M Kamprath
NOTARY PUBLIC

My commission expires: 7-24-2024