This Instrument Prepared By/ Return to:
Toro Title, LLC
933 East Trinity Lane
Nashville, TN 37207

Karen Johnson Davidson County
Batch# 630733 DEEDQC
05/06/2021 01:40:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20210506-0061145

Name and Address of New Owner:
Karen Jean Brown
3459 Binkley Rd.
Joelton, TN 37080

Send Tax Bills To:
Karen Jean Brown
3459 Binkley Rd.
Joelton, TN 37080

Map & Parcel No: #021-04-0-007.00

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 legal sufficiency of which are hereby irrevocably acknowledged, **Cindy Lou Brown Dinning, Thomas Eugene Brown, II, and David Marshall Brown,** "the Grantors," convey and quitclaim unto **Karen Jean Brown,** "the Grantee," the following described real estate in Davidson County, Tennessee:

A Tract of Land in the 2nd civil district, formerly the 14th civil district of Metropolitan Nashville. Davidson County, Tennessee, lying south of Lot 7, Section 1, Feltswood Subdivision, of record in book 3700, Page 13 R.O.D.C., Tennessee and being more fully described as follows:

Beginning at a concrete monument at the southeast corner of said Lot 7, said concrete monument also being a common corner with Lot 8 of said subdivision; thence,

1) S. 8 degrees, 46 feet, 16 inches West, a distance of 209.80 feet to an iron pin on the north margin of a proposed 50 foot road; thence,

2) With the north margin of a proposed road, North 70 degrees, 14 feet, 21 inches, a distance of 162.32 feet to an iron pin; thence,

3) Continuing with the north margin of said proposed road, with a curve to the left having a radius of 832.46 feet and a central angle of 4 degrees. 48 feet 47 inches (and a chord bearing and distance of north 72 degrees 38 feet 40 inches West, 69.91 feet) a distance of 69.93 feet to an iron pin; thence,

4) North 14 degrees 56 feet 52 inches East, a distance of 221.87 feet to an iron pin at the common rear corner of Lot 6 and Lot 7, Section 1, Feltswood Subdivision; thence,

5) South 69 degrees 57 feet 21 inches East, a distance of 7.09 feet to a broken concrete monument; thence,

6) South 66 degrees 49 feet 27 inches East, a distance of 204.06 feet with a south line of Lot 7, to the point of beginning and

containing 46,920.7 square feet or 1.077 acres according to a survey by Theodore E. Martin, Jr., dated 1-19-82.

Being the same property conveyed to Thomas E. Brown and wife, Patricia Brown (deceased, date of death November 23, 1990) by McDowell Development Corporation as recorded in Book 5857, Page 62 of the Registrar's Office of Davidson County, Tennessee.

Further being the same property conveyed to Cindy Lou Brown Dinning, Karen Jean Brown, Thomas Eugene Brown, II, and David Marshall Brown, from Thomas Eugene Brown, Sr., by Quitclaim deed dated March 14, 2005, and recorded April 8, 2005, of record at Instrument No. 20050408-0038896, Registrar's Office of Davidson County, Tennessee.

MAP & PARCEL #021-04-0-007.00

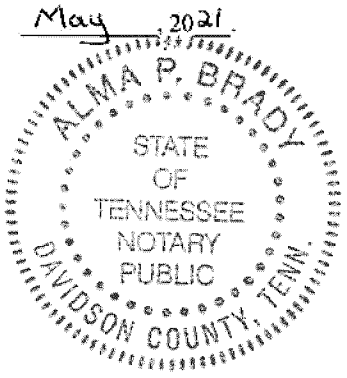
Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises.

Grantors covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

The preparer of this deed makes no representations as to the title of property described or as to the accuracy of its description herein conveyed, as it was prepared without benefit of title search or survey, but strictly by documents provided by the parties involved.

GRANTORs, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 5th day of May, 2021.



Cindy Lou Brown Dinning (SEAL)

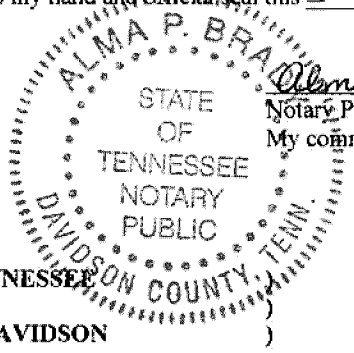
Thomas Eugene Brown, II (SEAL)

David Marshall Brown (SEAL)

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Cindy Lou Brown Dinning**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of May, 2021.

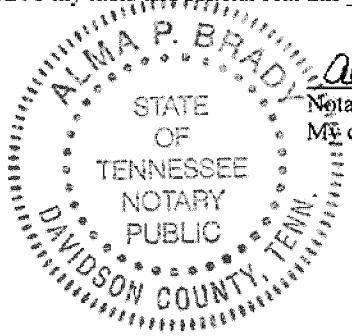


Alma P. Brady
Notary Public
My commission expires: 7-5-2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **Thomas Eugene Brown, II**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of May, 2021.



Alma P. Brady
Notary Public
My commission expires: 7-5-2021

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, a Notary Public in and for said State and County, **David Marshall Brown**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this 5th day of May, 2021.

Alma P. Brady
Notary Public
My commission expires: 7-5-2021

ALMA P. BRADY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

AFFIDAVIT OF VALUE

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 10.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

(Affiant)

Sworn to and subscribed before me this 5th day of May, 2021.

Alma P. Brady
Notary Public
My commission expires: 7-5-2021

ALMA P. BRADY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

File # 2021-508

202105060061145

True Copy Certification

I, Matthew Anderson, 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.

_____ Signature

State of Tennessee

County of Davidson

Personally appeared before me, Claire Jenkins, a notary public for this county and state, Matthew Anderson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Claire H. Jenkins Notary's Signature

My Commission Expires: 10/2/23

