THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
P. O. Box 527
885 Conference Drive, Suite 500
Goodlettsville, Tennessee 37070

Karen Johnson Davidson County
Batch# 633086 DEEDQC
05/11/2021 11:53:14 AM 3 pgs
Fees: $17.00 Taxes: $0.00

20210511-0063310

**QUITCLAIM DEED**

| Address New Owners | Send Tax Bills To: | Map-Parcel |
|---|---|---|
| Douglas Wayne Brown<br>1860 Fox Chase<br>Goodlettsville, TN 37072 | Same | 04112003500 |

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **RONNIE LYNN BROWN and DOUGLAS WAYNE BROWN, Co-Executors of the Estate of Betty Jean Brown, and RONNIE LYNN BROWN, individually,** by these presents do hereby quitclaim and convey unto **DOUGLAS WAYNE BROWN and wife, CHRISTY BROWN,** their successors and assigns, the following described tract of land in Davidson County, Tennessee:

BEING Lot No. 70 on the Map of Bellshire Estates, Section 1, which is of record in Book 2133, Pages 124 and 125, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Billy W. Brown and wife, Betty J. Brown, by deed of record in Book 5676, Page 897, said Register's Office. Billy W. Brown predeceased Betty J. Brown, leaving her as the surviving owner of the property. Betty J. Brown died on October 26, 2020. Pursuant to the Last Will and Testament of Betty Jean Brown, of record in the Chancery Court of Sumner County, Tennessee, Probate Division, Docket No. 83CH1-2020-PR-646, the Co-Executors of the Estate are expressly authorized to sell the real property as part of the administration of said Estate. Ronnie Lynn Brown also joins in this conveyance, individually, to convey any interest he may have in this property as a beneficiary under the Will of Betty Jean Brown.

This is improved property known as 1123 Darbytown Drive, Nashville, Tennessee 37207.

**STATE OF TENNESSEE)**
**COUNTY OF DAVIDSON)**

The actual consideration or value whichever is greater, for this transfer is $ -0-.

Subscribed and sworn to before me
this 5 day of May, 2021.
My Commission Expires: 1/31/2024
(Affix Seal)

Affiant

Notary Public

JUDY CALLIS
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMMISSION EXPIRES JAN 31, 2024

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

Witness our hands this 4 day of MAY, 2021, the bargaining parties, having caused our names to be signed hereto on said day and date.

**ESTATE OF BETTY JEAN BROWN**

BY: Ronnie Lynn Brown
**RONNIE LYNN BROWN, CO-EXECUTOR**

BY: Douglas Wayne Brown
**DOUGLAS WAYNE BROWN, CO-EXECUTOR**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared the within named, **RONNIE LYNN BROWN and DOUGLAS WAYNE BROWN,** with whom I am personally acquainted (or proved their identifies to me), in their capacities as Co-Executors of the Estate of Betty Jean Brown, the bargainors, and acknowledged that they, with full authority so to do on behalf of the Estate, executed the foregoing for the purposes therein contained by signing on behalf of the Estate as Co-Executors.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 4th day of May, 2021.

Patricia B Eidson
NOTARY PUBLIC

My Commission Expires: 5-9-2023

PATRICIA B EIDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

Ronnie Lynn Brown

**RONNIE LYNN BROWN, INDIVIDUALLY**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Patricia B. Gibson, a Notary Public in and for said County and State, **RONNIE LYNN 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 he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 30th day of April, 2021.

Patricia B. Gibson

NOTARY PUBLIC

My Commission Expires: [illegible]

