THIS INSTRUMENT PREPARED BY: ***Brittney Mulvaney, Attorney at Law*** ***BPR # 34427*** *Lodestone Legal Group* *256 Seaboard Lane, Suite G-103* *Franklin, TN 37067* *(615) 807-1240* This instrument was prepared upon information furnished by the parties, and no independent title search has been made.	*STATE OF TENNESSEE]* *COUNTY OF WILLIAMSON]* *The actual consideration or value, whichever is greater, for this transfer is $-0-.* *Affiant* *Sworn to and subscribed before me this 12th day of May, 2021* *Notary Public* *My commission expires: 6/9/24* BRITTNEY R. MULVANEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 06-09-2024

QUITCLAIM DEED

Name and Address of New Owner:
The Scott and DeAnna Brown Family Trust
Scott Davis Brown and DeAnna Britton Brown, Trustees
219 Creekstone Blvd.
Franklin, TN 37064

Send Tax Bills To:
Same

Street Address of Subject Property:
5003 Idaho Ave.
Nashville, TN 37209

Karen Johnson Davidson County
Batch# 637705 DEEDQC
05/17/2021 12:51:32 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20210517-0066157

Map and Parcel:
103-03-0-112.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **SCOTT D. BROWN AND DEANNA B. BROWN, HUSBAND AND WIFE,** hereinafter called "**GRANTORS,**" hereby convey and quitclaim unto **THE SCOTT AND DEANNA BROWN FAMILY TRUST, SCOTT DAVIS BROWN AND DEANNA BRITTON BROWN, TRUSTEES,** as tenants by the entirety in accordance with Tennessee Code Annotated, Section 35-15-510, hereinafter called "**GRANTEE,**" its heirs and assigns, all of their right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of Block 25, on the Realty Savings Bank & Trust Company's Revised Plan of West Extension of Charlotte Park Company's First Addition, as of record in Book 421, page 18, Register's Office for said County, described as follows:

Beginning on the southerly margin of Idaho Avenue at a point 60 feet west of the southwest corner of said Avenue and 50th Avenue North, formerly 9th Street; thence with the southerly margin of said Avenue westerly 50 feet; thence at right angles southerly 150 feet to the northerly margin of an alley; thence with said alley easterly 50 feet; thence at right angles northerly 150 feet to the beginning.

Being the same property conveyed to Scott D. Brown and Deanna B. Brown, husband and wife, from Shelbie Yvonne Freeman, unmarried, by Deed dated May 29, 2012, Instrument Number 20120531-0047024, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

WITNESS my hand this 12th day of May, 2021.

SCOTT D. BROWN

DEANNA B. BROWN

STATE OF TENNESSEE]
COUNTY OF WILLIAMSON]

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, **SCOTT D. BROWN AND DEANNA B. BROWN**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged themselves, the within named bargainors, and that they executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal at Franklin, Tennessee, the day and year first above written.

BRITTNEY R. MULVANEY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-09-2024

NOTARY PUBLIC