Karen Johnson Davidson County
Batch# 653321 DEEDQC
06/09/2021 03:59:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20210609-0077924

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Howard Mobley Hayes & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4444**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Affiant Subscribed and sworn to before me, this 3rd day of June, 2021. Notary Public My Commission Expires:

ALICE M. BOHANNON NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2022

Address of New Owner:	Send Tax Bills to:	Map-Parcel Numbers:
Cynthia Ann Brown, Trustee, et al. 1124 Brookmeade Drive Nashville, Tennessee 37204	SAME	131 04 0 210.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that 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, **Cynthia Ann Brown**, hereinafter called the Grantor, for the purpose of transferring the Grantor's entire ownership interest in the subject real

property to a revocable inter-vivos (living) trust established by the Grantor, hereby remises, releases and quitclaims all of the Grantor's right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Cynthia Ann Brown and/or Christina Ronveaux Donelson and/or Hanna M. Oatts, Trustees of The Cynthia Ann Brown Living Trust**, established by the Revocable Trust Agreement of Cynthia Ann Brown dated October 20, 2009, as amended and restated on June 3, 2021, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS my hand this 3rd day of June, 2021.

Cynthia Ann Brown

Cynthia Ann Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

WITNESS my hand and seal, at office, this 3rd day of June, 2021.

ALICE M. ROHANNON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-08-2022

My Commission Expires:

Alice M. Boh

Notary Public

EXHIBIT A

Legal Description

Land lying in Davidson County, Tennessee. Being Lot No 12 on the Plan of Duncanwood of record in Book 1424, Page 139, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 fronts 100 feet on the Northerly margin of Brookmeade Drive and extends back 148.9 feet on the Westerly line and 148.7 feet on the Easterly line to a dead line in the rear, measuring 100 feet thereon.

Being the same property conveyed to Cindy Ronveaux by deed from William A. Shell, III and Louise C. McMillin Shell, husband and wife, and William A. Shell, Jr., married, of record as Instrument No. 20180427-0039709, Register's Office for Davidson County, Tennessee.

Cindy Ronveaux and Cynthia Ann Brown are one and the same person.

This Conveyance is subject to the matters set forth below, if any, as well as any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

Current year's State and County taxes, which have been assumed by the Grantees.

Liability as to taxes resulting from supplemental, revised or correction assessments pursuant to the provisions of Tennessee Code Ann. § 67-5-603, et seq.

Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of DUNCANWOOD, as recorded in Plat Book 1424, Page 139.

Covenants, conditions, restrictions, easements or servitudes, if any, appearing in the public records.

This is improved property known as 1124 Brookmeade Drive, Nashville, Tennessee 37204.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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.

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Julia C. Hunt, a notary public for this county and state, Jeffrey Mobley, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

My Commission Expires:

Notary's Seal (if on paper)

