Karen Johnson Davidson County
Batch# 660539 DEEDQC
06/21/2021 11:34:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20210621-0083248

THIS INSTRUMENT PREPARED BY AND RETURN TO:
Inspire Closing Services
420 Rouser Rd., Suite 500
Moon Township, PA 15108

Prepared by: Kari Yoder
Inspire Closing Services, LLC
420 Rouser Road Suite 500
Moon Township, PA 15108

Grantee Address
CLARENCE H BROWN
1111 HITT LN
GOODLETTSVILLE, TN 37072

Mail Tax Statements to:
CLARENCE H BROWN
1111 HITT LN
GOODLETTSVILLE, TN 37072

QUITCLAIM DEED

THIS INDENTURE, Made this 16 day of April, 20 21, by and between Clarence H. Brown and Angelia McKinley Brown, who acquired title as, Angelia Y. McKinley, unmarried, as joint tenants with the right of survivorship of the County of DAVIDSON, State of Tennessee, party/parties of the first part, and Clarence H. Brown and Angelia McKinley Brown, a married couple, as joint tenants with the right of survivorship of the County of DAVIDSON, State of Tennessee, party/parties of the second part, (Mailing address of said first named grantee is 1111 HITT LN, GOODLETTSVILLE TN, 37072).

BEING the same premises which Pamela E. Brown, unmarried through her AIF Barbara D. Dowl in deed dated 7/2/1993 and recorded 7/7/1993 in the DAVIDSON County Recorder's Office in Deed Book Volume 9007, page 97, granted and conveyed to Clarence H. Brown and Angelia Y. McKinley, unmarried, as joint tenants with the right of survivorship.

WITNESSETH, that the said party/parties of the first part, in consideration of the sum of Ten and No/100 DOLLARS, paid by the said party/parties of the second part, (the receipt of which is hereby acknowledged), do by these presents, REMISE, RELEASE, and FOREVER QUIT-CLAIM unto the said party/parties of the second part, the following described lots, tracts or parcels of land, lying, being and situate in the County of DAVIDSON and State of Tennessee, to-wit:

See Exhibit A attached hereto and made a part hereof

THIS CONVEYANCE is subject to any and all restrictions, easements, setback lines, right-of-ways, conditions plat of record, and encumbrances of record in the Register's Office for the aforesaid County.

All of the estate, right, title and interest of the parties of the first part therein, with the hereditaments and appurtenances thereto pertaining, hereby releasing all claims whatsoever to the said party of the second part, their heirs and assigns forever.

IN WITNESS WHEREOF, The said party/parties of the first part have/has hereunto set hand and seal the day and year above written.

Clarence H. Brown

Angelia McKinley Brown

State of Tennessee

County of Davidson (SS)

On this 16 day of April in the year 21, before me, the undersigned notary public, personally appeared Clarence Brown and Angelia Brown known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained. In witness whereof, I hereunto set my hand and official seal.

Notary Public

VALUATION AFFIDAVIT

I, hereby swear or affirm that to the best of the affiant's knowledge, information, and belief, the actual consideration for the transfer is $ 10.00.

Affiant

Subscribed and sworn to before me this 16 day of April, 2021

Notary Public

My Commission Expires: 09/02/2024

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File No: 944095

TAXPAYER/OWNER: CLARENCE H BROWN
ADDRESS: 1111 HITT LN, GOODLETTSVILLE TN, 37072

ALL-PURPOSE ACKNOWLEDGMENT

State of Tennessee

County of Davidson

On April 16, 2021 (DATE) before me, Kimberly Kronick-Worrall (NAME OF NOTARY PUBLIC)

personally appeared Clarence H. Brown and Angelia McKinley Brown (NAME(S) OF SIGNER(S)),

☐ personally known to me **OR** ☒ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), an that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

KIMBERLY KRONICK-WORRALL
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Plade Notary Seal or Stamp Here

Kimberly Kronick-Worrall
SIGNATURE OF NOTARY

ATTENTION NOTARY: Although the information requested below is OPTIONAL, it may prove valuable to persons relying on this Acknowledgment and could prevent fraudulent reattachment of this certificate to another document.

DESCRIPTION OF ATTACHED DOCUMENT

THIS CERTIFICATE MUST BE ATTACHED TO THE DOCUMENT DESCRIBED AT RIGHT

Quitclaim Deed
TITLE OR TYPE OF DOCUMENT

NUMBER OF PAGES

April 16, 2021
DATE OF DOCUMENT

SIGNER(S) OTHER THAN NAMED ABOVE

Exhibit A

File No.: 944095

The Land referred to herein below is situated in the County of DAVIDSON, State of TN, and is described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Paul Holloway Property, of record in Plat Book 6050, page 350, Register's Office for Davidson County, Tennessee to which Plan reference is here made for a more complete description of said lot.

Being the same property as conveyed from Pamela E. Brown, unmarried through her AIF Barbara D. Dowl to Clarence H. Brown and Angelia Y. McKinley, unmarried, as joint tenants with the right of survivorship as set forth in Deed Book 9007 Page 97 dated 07/02/1993, recorded 07/07/1993, DAVIDSON County, TENNESSEE.

Tax ID: 025-00-0-165-00

True Copy Certification

I, Ryan Marek, do hereby make oath that I am a ~~licensed~~ RM ~~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 Pennsylvania

County of Allegheny

Personally appeared before me, Norma Ortega a notary public for this county and state Ryan Marek who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/14/2024

Notary' Seal (if on paper)

Commonwealth of Pennsylvania - Notary Seal
NORMA ORTEGA - Notary Public
Allegheny County
My Commission Expires Sep 14, 2024
Commission Number 1300784