Karen Johnson Davidson County
Batch# 746195 DEEDQC
10/28/2021 02:19:31 PM 8 pgs
Fees: $42.00 Taxes: $0.00
20211028-0145038

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Gary W. Brown 3524 Hobson Pike Hermitage, TN 37076	Gary W. Brown 3524 Hobson Pike Hermitage, TN 37076	Map & Parcel: 120 02 0 147.00 Parcel ID: 12002014700

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Jessica Brown Price, Juliana Price Argyle and Price Brown (collectively, the "Grantors") hereby quitclaims and conveys to Gary Wayne Brown and his heirs and assigns (the "Grantee"), all of Grantors' right, title and interest in and to certain real property in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 107 on the Map of Stardust Acres, as of record in Book 1424, page 92, Register's Office for said County. Said Lot No. 107 fronts 60 feet on the northerly side of Mercury Drive, and runs back between parallel lines, 175 feet to a dead line.
Being the same property conveyed to Sam B. Langham, Jr., and wife, Martha H. Langham, by deed from M. & M. Homes, Inc., of record in Book 1780, page 25, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to Restrictive covenants of record in Book 1682, page 1, Register's Office for Davidson County, Tennessee, and the Plan of record in Book 1424, page 92, said Register's Office, which shows a 60 foot building setback line from Mercury Drive, and a 10 foot easement along the rear of the lot for public utilities.

Being all of the property lying between the right-of-way of Saturn Drive and the western property line of Lot 108, described as follows:

Beginning at a point in the northerly margin of Mercury Drive, said point being the point of intersection of a curve having a 25' radius and the northern right-of-way of Mercury Drive; thence northeasterly around the said curve having a 25' radius, 39.27 feet to a point located in the western property line of Lot 108; thence in a northerly direction 150' along the common line of Lot 107 and 108 to a point, said point being the common corner of Lots 108, 107, 69 and 68; thence in an easterly direction 25' to a point, said point being the northeast corner of Lot 108; thence in a southerly direction 175' to a point, said point being the intersection of the Mercury Drive right-of-way and the easterly property line of Lot 108; thence in a westerly direction 50' along the northerly margin of Mercury Drive to the point of beginning.

Being the remainder of Lot 108 not used as right-of-way for Saturn Drive.

Current Source of Title:
#20211028-0145037

Prepared
Gary W. Brown
3524 Hobson Pike
Hermitage, TN 37076

BEING THE SAME property conveyed to James Marion Brown and Barbara Chest Brown by deed from Sam B. Lanham, Jr. and wife, Martha H. Langham, of record at Book 85, Page 184, Register's Office for Davidson County, Tennessee, and by deed from The Metropolitan Government of Nashville and Davidson County, of record at Book 6261, Page 872.

This is improved property.

IN WITNESS WHEREOF, each undersigned Grantor has executed this instrument or has caused same to be executed this 11 day of September 2021.

GRANTORS

Jessica Brown Price

Juliana Brown Argyle

Price Brown

STATE OF COLORADO)

COUNTY OF El Paso)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Juliana Brown Argyle, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 17th day of September, 2021.

ALAN R. ZETTERBERG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19924014919
MY COMMISSION EXPIRES 10/31/2024

Notary Public

My Commission Expires:

10/31/2024

BEING THE SAME property conveyed to James Marion Brown and Barbara Chest Brown by deed from Sam B. Lanham, Jr. and wife, Martha H. Langham, of record at Book 85, Page 184, Register's Office for Davidson County, Tennessee, and by deed from The Metropolitan Government of Nashville and Davidson County, of record at Book 6261, Page 872.

This is improved property.

IN WITNESS WHEREOF, each undersigned Grantor has executed this instrument or has caused same to be executed this 27th day of September 2021.

GRANTORS

Jessica Brown Price

Jessica Brown Price

Juliana Brown Argyle

Price Brown

STATE OF FLORIDA)

COUNTY OF Lee)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Jessica Brown Price, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 27th day of September, 2021.

Notary Public

My Commission Expires:

1/26/2024

CYNTHIA P TRISTAN
Notary Public - State of Florida
Commission # GG 951240
My Comm. Expires Jan 26, 2024
Bonded through National Notary Assn.

BEING THE SAME property conveyed to James Marion Brown and Barbara Chest Brown by deed from Sam B. Lanham, Jr. and wife, Martha H. Langham, of record at Book 85, Page 184, Register's Office for Davidson County, Tennessee, and by deed from The Metropolitan Government of Nashville and Davidson County, of record at Book 6261, Page 872.

This is improved property.

IN WITNESS WHEREOF, each undersigned Grantor has executed this instrument or has caused same to be executed this 7th day of September 2021.

GRANTORS

Jessica Brown Price

Juliana Brown Argyle

Price Brown

STATE OF Tennessee)

COUNTY OF Robertson)

Personally appeared before me, the undersigned, a Notary Public having authority within the State and County aforesaid, Price Brown , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 7th day of September, 2021.

Haley Hobdy
Notary Public

My Commission Expires:

11/27/22

HALEY HOBDY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

STATE OF TENNESSEE)

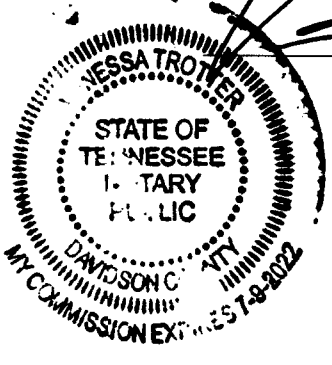
COUNTY OF DAVIDSON)

The actual consideration for this transfer is $0.

Gary W. Brown
Affiant

Sworn to and subscribed before me this 28 day of October, 2021.

Notary Public



My Commission Expires:

July 2, 2022