Karen Johnson Davidson County
Batch# 749122 DEEDQC
11/04/2021 08:32:18 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20211104-0147453

THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC
885 Conference Drive, Ste. 500
P.O. Box 527
Goodlettsville, Tennessee 37072

QUITCLAIM DEED

Address New Owners	Send Tax Bills To:	Map-Parcel
LESA BROWN CHAD BROWN 2628 TINNIN ROAD GOODLETTSVILLE, TN 37072	Same	003-00-0-006.00 003-00-0-008.00

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **CHAD WILLIAM BROWN and LESA RENEE BROWN husband and wife,** by these presents do hereby quitclaim and convey unto **DEVIN F. PARK, TRUSTEE**, for the express purpose of making a re-conveyance to combine two tax parcels into one tax parcel, and her successors and assigns, all their right, title and interest in and to the following described tract of land:

Said parcel being a certain tract or parcel of land situated in Davidson County, Tennessee, described as follows; to wit:

Tract No. 1:

Land in the 10th Civil District of Davidson County, Tenn., described according to a survey made by L. B. Petty, County Surveyor for Smith County, dated September 20, 1957, as follows:

BEGINNING at a point in the center line of Tinnin Road near the most westerly corner of the property conveyed to Odie Johnson by deed from D. C. Matthews and wife, of record in Book 116, page 282, Register's Office for said County; thence with the center of said road, North 47 deg. west 145 feet to a point; thence leaving said road, South 45 deg. West 420 feet to a point; thence North 46 deg. 30' West 311 feet to a point; thence South 87 deg. West 561 feet to a point; thence North 1 deg. 45' West and crossing Tinnin Road, 1351 feet to a point, thence South 88 deg. East 195 feet to a point; thence South 40 deg. East 30 feet to a point; thence South 80 deg. East 100 feet to a point; thence South 84 deg. East 180 feet to a point; thence North 50 deg. East 180 feet to a point; thence South 45 deg. East 40 feet to a point; thence South 89 deg. 30' East 74 feet to a point; thence South 33 deg. 15' East 236 feet to a point; thence South 5 deg. 15' West 245 feet to a point; thence South 14 deg. 30' East 229 feet to a point; thence South 51 deg. 45' East 303 feet to a point; thence South 58 deg. 30' East 318 feet to a point in the northerly margin of a private road; thence along the margin of said road, South 28 deg. West 372 feet to the beginning.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE WARRANTY DEED OF RECORD IN BOOK 4563, PAGE 654, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Tract No. 2:

BEGINNING at a point in the center of a Pike, the Southeast corner of this tract, being a corner of the lands of W. A. Jones, likewise being the southeast corner of a tract of 32.5 acres, more or less, partitioned to J. H. Hackney in a deed from W. A. Jones, et al, of record in Book 1764, page 464, Register's Office for said County; thence along Jones' west line, North 6 deg. East 370 feet to a point; thence North 79 deg. West 205 feet to a point; thence South 6 deg. West 370 feet to the center line of said Pike; thence with center line of said Pike, South 79 deg. East 205 feet to the point of beginning.

Being the same property conveyed to CHAD WILLIAM BROWN and LESA RENEE BROWN, by Warranty Deed from AMANDA FRUECHTEMEYER a/k/a AMANDA BROWN TINNON, of record in Instrument No. 20200421-0041448 dated April 17, 2020 and recorded on April 21, 2020 and as corrected by Scrivener's Affidavit of record in Instrument No. 20200526-0053724 and dated May 21, 2020, said Register's Office of Davidson County, Tennessee.

THE PURPOSE OF THIS CONVEYANCE IS TO COMBINE TRACT NO. 1 AND TRACT NO. 2 AS ONE TAX PARCEL.

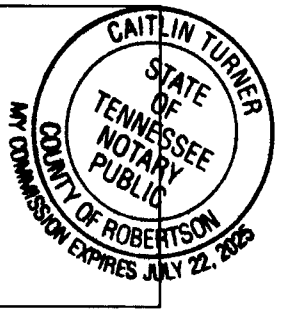
And now, I, the said, **DEVIN F. PARK, TRUSTEE**, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto **CHAD WILLIAM BROWN and LESA RENEE BROWN, husband and wife**, and their successors and assigns, all my rights, title and interest in the same property hereinabove described and set forth, to which reference is hereby made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

The actual consideration or value whichever is greater, for this transfer is $0.00.
Subscribed and sworn to before me
this 29 day of October, 2021.
My Commission Expires: 7/22/25

Affiant

Notary Public (Affix Seal)



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

Witness my hand this 29th day of October, 2021, the bargaining party, having caused my name to be signed hereto on said day and date.

Chad W. Brown
CHAD WILLIAM BROWN

LESA RENEE BROWN

DEVIN F. PARK, TRUSTEE

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, NO TITLE EXAM, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Patricia B. Eidson, the undersigned, a Notary Public in and for said County and State, **CHAD WILLIAM 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 29th day of October, 2021.

Patricia B Eidson
NOTARY PUBLIC

My Commission Expires: 5-4-2023

PATRICIA B EIDSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Caitlin Turner, the undersigned, a Notary Public in and for said County and State, **LESA RENEE 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 she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 29 day of October, 2021.

Caitlin Turner
NOTARY PUBLIC

My Commission Expires: 7/22/25

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025

STATE OF TENNESSEE]
COUNTY OF DAVIDSON]

Personally appeared before me, Caitlin Turner, the undersigned, a Notary Public in and for said County and State, **DEVIN F. PARK**, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Goodlettsville, Tennessee, this the 29 day of October, 2021.

Caitlin Turner
NOTARY PUBLIC

My Commission Expires: 7/22/25

CAITLIN TURNER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON
MY COMMISSION EXPIRES JULY 22, 2025