Prepared by and return to:

John Kinsella
Sagamore Legal LLC
2305A Carter Ave.
Nashville TN 37206
jack@sagamorelegal.com

Recorder Stamp

Karen Johnson Davidson County
Batch# 763665 DEEDQC
12/01/2021 09:34:27 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20211201-0158449

QUITCLAIM DEED

STATE OF Tennessee
COUNTY OF Davidson

FOR AND IN CONSIDERATION of the sum of $1.00 (one dollar) cash in paid by the hereinafter named Grantee, and other good and valuable considerations, to the undersigned Grantor, the receipt and sufficiency of which is hereby acknowledged, I, Thomas J. Brown have this day bargained and sold, and do hereby Quitclaim and convey unto Brown Investments, LLC the Grantee herein in fee simple all of my right title and interest in and to the following described parcel/tract of land in DAVIDSON county.

Being Lot No. 64 on the Plan of Section II, Kemper Heights, as of record in Book 2331, page 104, Register's Office for said County.

Said Lot No. 64 fronts 75 feet on the northerly side of Tuckahoe Drive and runs back 287.1 feet on the westerly line and 230.1 feet on the easterly line, to a dead line on which it measures 124.2 feet thereon.

Being the same property conveyed to William Ernest (W.E.) Smith and Virginia Louise Smith on November 17, 1962, recorded November 21, 1962, in Book 103 Page 696 and subject to the Affidavit of Heirship recorded on November 30, 2021

Source of Title: #20211201-0158448

Map /Parcel
042 09 0 120.00

This improved property is also known as 904 Tuckahoe Drive, Madison, TN 37115.

Thomas J Brown by:

John Kinsella as agent under limited power of attorney

Thomas J. Brown, Grantor, by John Kinsella as agent under limited power of attorney

New owner and send tax bills to:

Brown Investments LLC
4963 Tyne Ridge Ct.
Nashville TN 37220

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or true value, whichever is greater for this transfer is
$ 0.00
_____, **Affiant**
Subscribed and sworn before me this the
1 **Day of** December, 20 21.
_____, **Deputy Register**

Notary Acknowledgement

State of Tennessee

County of Davidson

On this 30th day of Nov, 2021, before me personally appeared John Kinsella, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument in behalf of Thomas J. Brown acknowledged that such person executed the same as the free act and deed of Thomas J. Brown.

Witness my hand, at office, this 30 day of Nov, 2021. _____

Notary's Signature:
Katrina Adams

My commission expires: 05-08-2025

KATRINA ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY