Karen Johnson Davidson County
Batch# 798812 DEEDQC
02/02/2022 10:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220202-0012146

QUITCLAIM DEED

FROM: TYLER STEVEN BROWNING

TO: CAITLYN JOANN BRICK BROWNING

535 Huntington Parkway
Nashville, Tennessee 37211

This Instrument was Prepared by:
L.B. McCullum, Esq.
John J. Hollins, Jr., Esq.
Thompson Burton PLLC
One Franklin Park
6100 Tower Circle, Suite 200
Franklin, Tennessee 37067

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Caitlyn Joann Brick Browning 535 Huntington Parkway Nashville, Tennessee 37211	Same	161-11-0-045.00

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in the case styled **Caitlyn Joanne Brick Browning v. Tyler Steven Browning, Davidson County Third Circuit Court, Case #21D-1396** and that there was no other consideration given for the transfer.

Tyler Steven Browning

Sworn to and subscribed before me, this the 18th day of January, 2022.

MARRIANNE BAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES JAN 3 2023

Marrianne Baugh
Notary Public

My Commission Expires: 1/3/2023

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement

executed in that certain case styled **Caitlyn Joann Brick Browning v. Tyler Steven Browning, Davidson County Third Circuit Court, Case #21D-1396.** Accordingly, Tyler Steven Browning does hereby quitclaim unto the said Caitlyn Joann Brick Browning, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 353 on the Plan of Section Three, Huntington Park of record in Plat Book 4460, Page 68, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John R. Eaton, unmarried by Warranty deed from Dennis E. Corrieri, married of record in Instrument No. 20020403-0040224 Register's Office for Davidson County, Tennessee, dated March 28, 2002 and recorded on April 03, 2002. Further, being the same property conveyed to John R. Eaton and Lesley Eaton, husband and wife by Quitclaim deed from John R. Eaton, a married man, who acquired Title as unmarried, joined by his Spouse, Lesley Eaton of record in Instrument No. 20141027-0098500 Register's Office for Davidson County, Tennessee, dated October 20, 2014 and recorded on October 27, 2014.

This conveyance is subject to:
- **All matters shown on Plan of record in Plat Book 4460, Page 68;**
- **Restrictions of record in Book 4577, Page 789, Register's Office for Davidson County, Tennessee; and**
- **Any and all existing easements and restrictions as shown of record not stated herein**

Being the same property conveyed to Tyler Browning and Caitlyn Browning, Husband and Wife, from John R. Eaton and Lesley Eaton, Married, by Warranty Deed, of record by Instrument No. 20150723-0072430, Register's Office for Davidson County, Tennessee.

This is improved property known as: 535 Huntington Parkway, Nashville, Tennessee 37211.

Witness my hand this 18 day of January, 2022.

Tyler Steven Browning

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Marrianne Baugh, a Notary Public of said County and State, Tyler Steven Browning, whose identity was 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 Nashville, Tennessee, this 18th day of January, 2022.

NOTARY PUBLIC

MARRIANNE BAUGH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 1-3-2023

My Commission Expires: 1/3/2023

TENNESSE CERTIFICATION OF ELECTRONIC DOCUMENT

I, LB McCullum, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on January 18, 2022.

LB McCullum
Date: January 24, 2022

STATE OF TENNESSEE)
)
COUNTY OF WILLIAMSON)

Personally appeared before me, R.L.G. Davis, a Notary Public of said County and State, LB McCullum, 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 seal, at Office in Franklin, Tennessee, this 24 day of January, 2022.

Notary Public
My Commission Expires:

R.L.G. DAVIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2024