Karen Johnson Davidson County
Batch# 869445 DEEDQC
06/10/2022 10:26:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20220610-0066244

RECORDING COVER SHEET

2205988TN BROWN QCD

Submitted for Recording by:

Ravenswood Title Company, LLC
320 W Ohio St. #3E
Chicago, IL 60654

When Recorded Return To:

Ravenswood Title Company, LLC
320 W Ohio St. #3E
Chicago, IL 60654

QUITCLAIM DEED

2205988TNIRTC

FROM: LUKE E. BROWN

TO: ANNA K. BROWN

This instrument Was Prepared by:
Brenton H. Lankford
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Anna K. Brown 4313 Dale Avenue Nashville, TN 37204	Anna K. Brown 4313 Dale Avenue Nashville, TN 37204	13108009700

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 that certain case styled **Anna Katelyn Brown v. Luke Brown, Civil Action No. 21D-1728, Fourth Circuit Court of Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Luke E Brown
Affiant

AMANDA P GIBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Sworn to and subscribed before me, this the 23 day of March, 2022.

Amanda P Gibbs
Notary Public

My Commission Expires: 7/31/2023

BR570N:215081:1513613:1

MAIL TO: RAVENSWOOD
TITLE COMPANY, LLC
320 W OHIO ST. #3E
CHICAGO, IL 60654

202206100066244

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 **Anna Katelyn Brown v. Luke Brown, Civil Action No. 21D-1728, Fourth Circuit Court of Davidson County, Tennessee**. Accordingly, **Luke E. Brown** does hereby quitclaim unto the said **Anna K. Brown**, 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:

Being Lot No. 39 on the Plan of Glendale Park, Section One, of record in Plat Book 1130, Page 45, 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 Luke E. Brown and Anna K. Brown by deed dated September 24, 2018 of record in Instrument No. 20180924-0094094, Register's Office for Davidson County, Tennessee.

The above description is the same as in the previous deed of record.

This is improved property known as 4313 Dale Avenue, Nashville, TN 37204.

Witness my hand this 23 day of March, 2022.

Luke E. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, Amanda Gibbs, a Notary Public of said County and State, LUKE E. BROWN, 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 Nashville, Tennessee, this 23 day of March, 2022.

Notary Public

My Commission Expires: 7/3/2023

AMANDA P GIBBS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

202206100066244

EXHIBIT "A"

THE FOLLOWING DESCRIBED TRACT OF LAND:

BEING LOT NO. 39 ON THE PLAN OF GLENDALE PARK, SECTION ONE, OF RECORD IN PLAT BOOK 1130, PAGE 45, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

Tax ID: 131-08-0-097-00

NOTE: The property address and tax parcel identification number listed are provided solely for informational purposes, without warranty as to accuracy or completeness and are not hereby insured.

Being that parcel of land conveyed to Luke E. Brown and Anna K. Brown, husband and wife from John Rutledge, married by that Deed dated 9/10/2018 and recorded 9/24/2018 in Official Records as Instrument No. 20180924-0094094 of the Public Records of Davidson County, TN.

Being that parcel of land conveyed to Katelyn Brown and Luke Brown, wife and husband and John Rutledge, married from James T. Arnett Jr., a married man by that Deed dated 5/26/2017 and recorded 6/15/2017 in Official Records as Instrument No. 20170615-0060325 of the Public Records of Davidson County, TN.

True Copy Certification

I, Alex Williams, 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 3/23/2022 (date of document).

Alex Williams

Affiant Signature

3/23/2022

Date

State of ILLINOIS
County of COOK

Sworn to and subscribed before me this 23RD DAY OF MARCH, 2022

Joan Lowery

Notary's Signature

MY COMMISSION EXPIRES: 12/28/22

Notary's Seal (if on paper)

OFFICIAL SEAL
JOAN LOWERY
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:12/28/22