THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 877019 DEEDQC
06/24/2022 08:31:59 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220624-0072156

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by parties to the document or the parties' agents shall indicate the parties' acceptance of the following terms and their complete and thorough review and approval of the document as drafted: The document prepared is based on information provided by the parties named therein or by the parties' agents. The service requested of and provided by the Preparer is strictly limited to only the preparation of the document in recordable form. No title examination or other inspection or research was requested by the parties or performed by the Preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the Preparer to the parties or to anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested from or provided by the Preparer regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the document. The parties must rely on the counsel of their own attorneys or other professional advisors regarding any and all such matters, and should not execute or make use of this document unless or until they have done so.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Jamison Wesley Brown and Rachel Goding Brown 226 Boxmere Place Nashville, TN 37215	Owners	131 06 0E 226.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantees, and for other good and valuable consideration, the receipt of which is hereby acknowledged, we, **Martin Warren Brown and Kelly L. Brown, husband and wife**, hereinafter called the Grantors, do hereby Quitclaim and convey unto **Jamison Wesley Brown and Rachel Goding Brown, husband and wife,** hereinafter called the Grantees, their successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being **Unit 226** of Burton Hills, Village of Boxmere, Phase 1, a condominium, created under Title 66, Chapter 27, Sections 101, et seq., as amended, Tennessee Code Annotated, and as established by a Master Deed and By-Laws, of record in Book 6666, page 749, as amended by amendments of record in Book 6824, page 308; Book 6908, page 738; Book 6921, page 226; Book 6921, page 218 and Instrument No. 20100401-0024317, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements appurtenant to said Unit, as set forth in Exhibit "C" of said Master Deed, Reference is hereby made to the Plat of Burton Hills, Village of Boxmere, Phase 1, a condominium, as set out on Exhibit "A" to the Amendment of record in Book 6921, page 226, for a more complete and accurate legal description of said lot.

Being the same property conveyed to Martin Warren Brown and Kelly L. Brown, husband and wife, by Warranty Deed from Cynthia R. Macon and William R. Macon, Co-Trustees of the Cynthia R. Macon Revocable Trust u/a/d May 17, 2012, filed on 03/16/2020, at Instrument No. 20200316-0028544, Davidson County Register of Deeds.

This is property commonly known as 226 Boxmere Place, Nashville, TN 37215.

Witness our hands, this 14th **day of** June, **2022:**

Martin Warren Brown
Martin Warren Brown

Kelly L. Brown
Kelly L. Brown

STATE OF North Carolina

COUNTY OF Gaston

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

Witness my hand and official seal, this 14th day of June, **2022**:

Notary Public

My Commission Expires: 10-20-2024

COY LITTLE NOTARY PUBLIC MECKLENBURG COUNTY, NC My Commission Expires 10-20-2024

STATE OF North Carolina

COUNTY OF Gaston

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

Witness my hand and official seal, this 14th day of June, **2022**:

Notary Public

My Commission Expires: 10-20-2024

COY LITTLE NOTARY PUBLIC MECKLENBURG COUNTY, NC My Commission Expires 10-20-2024

STATE OF TENNESSEE

COUNTY OF Williamson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 13 DAY OF June, **2022**:

Notary Public

My Commission Expires: _____



