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Karen Johnson Davidson County
Batch# 877105 DEEDQC
06/24/2022 10:06:35 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20220624-0072278

PREPARED BY:
RANDALL CROSSING
*Attorney at Law*
The Elder Law Office
1803 Russell Avenue
Jefferson City, Tennessee 37760
865-262-0054

*THIS SPACE FOR REGISTER'S USE ONLY*

# QUIT CLAIM DEED

The undersigned Grantor swears or affirms that the actual consideration for this transfer, or value of the property or interest in property transferred whichever is greater is $1.00 which is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

DocuSigned by:
Robin Brown
Robin C. Brown

SWORN to and SUBSCRIBED before me this 20th day of June, 2021

Notary Public
My commission expires: 9-23-2023

KATIE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
JEFFERSON COUNTY
MY COMMISSION EXPIRES 9-23-2023

KNOW ALL MEN BY THESE PRESENTS, LOREN R. BROWN (deceased) and wife, ROBIN C. BROWN

on the date hereinbelow set forth, for and in consideration of the sum of One and no/100 Dollars, does HEREBY BARGAIN, SELL, RELEASE, REMISE, QUIT CLAIM AND CONVEY UNTO:

ROBIN C. BROWN and R. NORMAN CROSSING, as tenants in common, (hereinafter Grantees)

All right, title and interest in and to the real estate situated in the County of ~~Jefferson~~ Davidson, State of Tennessee; which property is bounded and described as set forth in Exhibit "A" (attached hereto and incorporated herein by reference).

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Grantor conveys unto said Grantees her, heirs and assigns, the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantees, its successors, and assigns in fee simple forever.

SUBJECT T0: Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

IT IS THE INTENT OF THE PARTIES THAT UPON THE DEATH OF ANY OF THE GRANTEES THEREIN, THE INTEREST OF THE DECEASED PARTY SHALL BECOME VESTED IN THE SURVIVOR(S).

Executed on this the 20th day of June, 2021 in Jefferson, Tennessee.

DocuSigned by:
Robin Brown
ROBIN C. BROWN
659C526CB6264E0...

STATE OF TENNESSEE

COUNTY OF JEFFERSON

Remotely, appeared before me, the undersigned, a Notary Public, Robin C. 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, at office,

This 20th day of June, 2021.

NOTARY PUBLIC

My commission expires: 9-23-2023

KATIE WILLIAMS
STATE OF TENNESSEE NOTARY PUBLIC
JEFFERSON COUNTY
MY COMMISSION EXPIRES 9-23-2023

Property Address: 1514 Kenton Court
Antioch, Tennessee 37013

Map 150-12-B Parcel 3

OWNER'S NAME AND ADDRESS
AND MAIL TAX BILLS TO:

Robin C. Brown
1514 Kenton Court
Antioch, TN 37013

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# EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 3 as shown on the plan of Kensal Green, Section One, of record in Book 7900, Page 593, Register's Office for Davidson County, Tennessee.

BEING the same property conveyed to Philhall Corp. and Randall Phillips Builders, Inc., by deed from Elmer G. Chadwell and wife, Lorene Y. Chadwell, of record in Book 4687, Page 44, Register's Office for Davidson County, Tennessee; the said Philhall Corp. having conveyed its interest in subject property to Randall Phillips Builders, Inc., by Quit Claim Deed of record in Book 5508, page 923, as re-recorded in Book 7411, Page 171, said Register's Office; and the said Randall Phillips Builders, Inc. having become Phillips Builders, Inc., by Articles of Merger of record in Book 7298, Page 203, said Register's Office.

BEING the same property conveyed to Loren R. Brown and wife, Robin C. Brown by Warranty Deed from Phillips Builders, Inc., a Tennessee Corporation dated December 28, 1994 and of record in Book 9557, Page 831, Register's Office for Davidson County, Tennessee.