Karen Johnson Davidson County
Batch# 893576 DEEDQC
07/25/2022 02:54:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220725-0084881

Record and Return Mail To:
This Instrument Prepared By:
S. Brad Dozier, Attorney-at-Law
PO Box 2787
Brentwood, TN 37024
(615) 259-2670

Prepared from information supplied by the parties.
No title search.
No consideration.

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map and Parcel No.
Donald Burns Brown, Trustee Brown Living Trust dtd 7/5/2022 632 Old Lebanon Dirt Rd. Hermitage, TN 37076	Same	86-4 35 4D298

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, receipt of which is hereby acknowledged and other good and valuable consideration, Donald Burns Brown, a married man, ("Grantor") this day has bargained and sold, and hereby quitclaims, conveys and transfers unto Donald Burns Brown as Trustee of the Brown Living Trust dtd 7/5/2022 ("Grantee"), all of their interest in and to a certain tract of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 183 on the Plan of Rachel's Retreat, Phase I, as of record in Book 5200, page 516, in the Register's office for Davidson County, Tennessee.

Said Lot No. 183 fronts 80 feet on the southerly margin of Old Lebanon Dirt Road and extends back 110 feet on the westerly line and 125.53 feet on the easterly line to a dead line in the rear measuring 81.49 feet thereon.

Being part of the same property conveyed to Randall Phillips Builders, Inc. by deed from First American National Bank of record in Book 5584, Page 274 of the Register's office for Davidson County, Tennessee.

Being the same property conveyed to Donald Burns Brown (unmarried at the time of this conveyance) by deed from Randall Phillips Builders, Inc. on April 30, 1984, and recorded in Book 6282, pages 752-754 in the Register's office for Davidson County, Tennessee.

Donald Burns Brown is currently married to Linda Chambers Brown. She is participating in this instrument not as an owner, but only to provide spousal consent for the transfer. This conveyance is subject to any and all existing restrictions and easements of record.

This is improved property known as ***632 Old Lebanon Dirt Rd., Hermitage, TN 37076.***

This legal description is the same as in the previous deed of record. Grantor and Grantees acknowledge that this deed was prepared from the information provided by them and no title search was performed by the preparer.

IN WITNESS WHEREOF, the Grantor hereby affixes his signature on this the 21st day of July, 2022.

Donald Burns Brown, Grantor

Linda Chambers Brown, Spouse of the Grantor

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, the within named Donald Burns Brown and Linda Chambers Brown, with whom I am personally acquainted, and who acknowledged, upon oath, they purposefully executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 21st day of July, 2022.

Notary Public

My Commission Expires: 8/18/2024

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration for this transfer is Zero and 00/100 Dollars ($0.00).

Donald Burns Brown, Trustee/Grantee/Affiant

Sworn to and subscribed to before me, this the 21st day of July, 2022.

Notary Public

My Commission Expires: 8/18/2024

S. BRAD DOZIER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON