Karen Johnson Davidson County
Batch# 900608 DEEDQC
08/08/2022 04:01:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220808-0090270

QUITCLAIM DEED

This instrument was prepared without the benefit of a Title Examination and on information provided by the parties. No representation regarding the state of this Title is made by the preparer.

STATE OF TN
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 10.00.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 5th DAY OF August, 2022.

(Affix Seal) Notary Public

My Commission Expires: 10/1/2024

ANGELA HYDE NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF SUMNER

THIS INSTRUMENT WAS PREPARED BY and PLEASE RETURN TO:
Property Title Services, LLC.
131 Indian Lake Road, Suite 208
Hendersonville, TN 37075

Address of New Owners:	Send Tax Bills To:	Tax ID#:
Jacqueline B. Brown and Felix D. Brown	SAME	136-14-0-018.00
580 Castlegate Drive		
Nashville, TN 37217		

For and in consideration of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, **I/We**, **SHARON BROWN nka SHARON SCOTT, MARRIED** hereinafter called the Grantor, have bargained, and sold, and do hereby Quitclaim and conveys all my right, title, and interest unto **JACQUELINE B. BROWN AND FELIX D. BROWN, WIFE AND HUSBAND AS JOINT TENANTS WITH RIGHT OF SURVIVORSHIP** hereinafter called the Grantee, his/her/their heirs and assigns, all of my/our right, title and interest in and to the following described Real Property in ~~SUMNER~~ Davidson COUNTY, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 21, Castlegate Subdivision, Section 1, of record in Plat Book 4460, page 115, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete legal description.

Being the same property conveyed to Sharon Brown, unmarried by deed from Ronald G. Hamlin and wife, Daisy M. Hamlin, recorded on 10-03-2005 in Instrument # 20051003-0118426, Register's Office for Davidson County, Tennessee.

Sharon Brown nka Sharon Scott, married. Subject Property was never a marital residence.

This is ( ) unimproved property known as:
(X) improved property known as: **580 Castlegate Drive, Nashville, TN 37217**

Witness my hand this 5th day of August, 2022:

Sharon Scott
SHARON SCOTT

STATE OF **TN**

COUNTY OF **SUMNER**

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named, the bargainor(s), **SHARON SCOTT,** with who I am personally acquainted or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the within instrument, and who acknowledged the execution of the same to be **his/her** free act and deed.

Witness my hand and official seal at:

County of Sumner, State of TN, this 5th day of August, 2022.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/1/2024

Angela Hyde
Notary Public

My Commission Expires: _____

Tennessee Certification of Electronic Document

I, Linzy Lehn, 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 8/05/2022 (date of document).

Affiant Signature

8/05/2022
Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 5 day of August, 2022.

ANGELA HYDE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER
MY COMM. EXPIRES 10/21/2024

NOTARY'S SEAL

Angela Hyde
Notary's Signature

MY COMMISSION EXPIRES: 10/21/24