Karen Johnson Davidson County
Batch# 928921 DEEDQC
10/13/2022 09:35:30 AM 6 pgs
Fees: $32.00 Taxes: $0.00
20221013-0112207

QUITCLAIM DEED

MAIL RECORDED DEED TO:

DAVID R. BROWN
EMMIE Y. BROWN
1915 BOSCOBEL ST.
NASHVILLE, TN 37206-2017

OWNER (SEND TAX BILLS TO):

DAVID R. BROWN
EMMIE Y. BROWN
1915 BOSCOBEL ST.
NASHVILLE, TN 37206-2017

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS ($10.00) cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, DAVID R. BROWN AND EMMIE Y. BROWN, CO-TRUSTEES, under the BROWN FAMILY REVOCABLE LIVING TRUST AGREEMENT dated January 15, 2021 (herein, "Grantor"), whose address is 1915 Boscobel St, Nashville, TN 37206-2017, hereby bargains, sells, remises, releases, quit claims and conveys to DAVID R. BROWN and EMMIE Y. BROWN, husband and wife, as tenants by the entireties (herein, "Grantee"), whose address is 1915 Boscobel St, Nashville, TN 37206-2017, all of Grantor's interest in and to the following described real property located in Davidson County, State of Tennessee:

SEE EXHIBIT A ATTACHED HERETO.

Property street address: 1915 Boscobel St,. Nashville, TN 37206-2017

No recordation tax is due on this transaction pursuant to T.C.A. Section 67-4-409(a)(4) as it is a transfer by quitclaim deed for no consideration.

WITNESS my hand and seal this 7 day of October, 2022.

PIN NO: 083 14 0 273.00

This Instrument Prepared By: STEVEN A. WILLIAMS, ESQ.
423 LITHIA PINECREST ROAD
BRANDON, FL 33511

GRANTOR:

Brown Family Revocable Living Trust
Agreement dated January 15, 2021

David R. Brown, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, David R. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the trustee of Brown Family Revocable Living Trust Agreement, and that that the foregoing instrument was executed on behalf of said trust pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 7 day of October, 2022.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/9/2026

AMBER E. GRUSZCZYNSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

GRANTOR:

Brown Family Revocable Living Trust
Agreement dated January 15, 2021

Emmie Y. Brown, Co-Trustee

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, Emmie Y. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that such person is the trustee of Brown Family Revocable Living Trust Agreement, and that that the foregoing instrument was executed on behalf of said trust pursuant to due authority for the purposes therein contained.

Witness my hand and official seal this 7 day of October, 2022.

[Affix Notary Seal]

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/9/2026

AMBER E. GRUSZCZYNSKI
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

OATH OF CONSIDERATION

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is **$10.00**.

Grantee:

Grantee signature: David R. Brown

David R. Brown

Subscribed and sworn to under oath before me, this 7 day of October, 20 22 by David R. Brown.

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/9/2026

[Affix Notary Seal]

Grantee:

Grantee signature: Emmie Y. Brown

Emmie Y. Brown

Subscribed and sworn to under oath before me, this 7 day of October, 20 22 by Emmie Y. Brown.

SIGNATURE OF NOTARY PUBLIC
My commission expires: 5/9/2026

[Affix Notary Seal]

EXHIBIT A

[Legal Description]

The Land is described as follows:

All that certain piece or parcel of land in Davidson County, Tennessee, described more fully as follows:

Being Lot No. 375 Edgefield Land Company's Third Subdivision, a plan of which is recorded in Book 57, Page 152, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more compete description thereof.

For information purposes only: Parcel Number 083 14 0 273.00.

SOURCE OF DESCRIPTION AND GRANTOR'S EQUITABLE INTEREST:

Previous and last conveyance: the same being a deed to the within Grantor recorded in the Register's Office for Davidson County, Tennessee, as Document No. 20210120-0008268, on January 20, 2021.

PIN NO: 083 14 0 273.00

STREET ADDRESS:

1915 Boscobel St., Nashville, TN 37206-2017

The parties herein confirm and agree by their signatures above and/or acceptance of this document that the preparer of this document has not advised the parties on the propriety or suitability of the conveyance; has been engaged solely for the purpose of preparing this instrument; has prepared the instrument only from information given to preparer by the parties and/or their representatives; has not verified the accuracy of the consideration stated to have been paid or upon which any tax may have been calculated; has not verified the legal existence or authority of any party or person executing the document; has not been requested to provide nor has preparer provided a title search, an examination of title or legal description, an opinion on title, legal review or advice of any sort, or advice on property taxes, reassessments, other taxes or the tax, legal or non-legal consequences that may arise from the conveyance; and that they agree to hold harmless, indemnify and defend the preparer from and against any and all losses, liabilities, claims, demands, actions, suits, proceedings, and costs of every nature arising therefrom. The parties herein further agree at any time, and from time to time, to cooperate, adjust, initial, execute, re-execute and re-deliver such further deeds and documents, correct any defect, error or omission and do any and all such further things as may be necessary to implement and carry out the intent of the parties in making this conveyance. Preparer shall not be liable for any consequences arising from modifications to this document not made or approved by preparer.

22-074342 (CM)

Certificate of Authenticity

I, Alejandra Quintero, 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 October 7,2022.

Date

Affiant Signature

October 7,2022

Date

State of New York

County of New York

Sworn to and subscribed before me this 07 day of October, 2022.

Notary's Signature

My Commission Expires: 04/24/2025

Date

Notary's Seal (if on paper)

LIA N CAPOZZI
NOTARY PUBLIC-STATE OF NEW YORK
No. 01CA6367557
Qualified in Suffolk County
My Commission Expires 04-24-2025