Karen Johnson Davidson County
Batch# 961410 DEEDQC
01/17/2023 10:18:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230117-0003530

THIS INSTRUMENT WAS PREPARED BY: **STEWART TITLE COMPANY** **100 BLUEGRASS COMMONS BOULEVARD** **SUITE 115** **HENDERSONVILLE, TN 37075** FILE 1803138	STATE OF **TENNESSEE** COUNTY OF **SUMNER** THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$-0-**. _____ AFFIANT SUBSCRIBED AND SWORN TO BEFORE ME, THIS 10th DAY OF JANUARY 2023. _____ NOTARY PUBLIC MY COMMISSION EXPIRES: _____

REBECCA CAMPBELL STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires 01-31-2024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP-PARCEL NUMBERS:
Sterling Brown	Same as new owner	050 07 0C 322.00
(NAME) 4692 Ridge Bend Drive	(NAME)	
(STREET ADDRESS OR ROUTE NUMBER) Nashville TN 37207	(STREET ADDRESS)	
(CITY) (STATE) (ZIP CODE)	(CITY) (STATE) (ZIP CODE)	

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter GRANTEE, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **STERLING BROWN, AN UNMARRIED MAN**, "GRANTOR", by these presents, does hereby quitclaim and convey unto **STERLING BROWN, AN UNMARRIED MAN and DONNA E. BROWN AND RICHARD BROWN, WIFE AND HUSBAND, AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP,** hereinafter called "GRANTEE", their successors, heirs and assigns all of their rights, title and interests in and to a certain tract or parcel of land in **DAVIDSON** County, State of **TENNESSEE**, described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 322, on the plan of SKYRIDGE TOWNHOMES, a Horizontal Property Regime with Private Elements, filed as Exhibit to and established by Declaration of Covenants, Conditions and Restrictions of record in Instrument 20210914-0123153, amended and restated in Instrument 20211222-0168892, amended in Instrument 20220404-0038936, Instrument 20220419-0045110 and Instrument 20220509-0052784, Register's Office for Davidson County, Tennessee, reference to which is hereby made or a more complete description.

Being the same property conveyed to Sterling Brown, an unmarried man from Meritage Homes of Tennessee, Inc., an Arizona corporation, dated January 10, 2023 and recorded in Instrument No 20230110 0002147, Register's Office for Davidson County, Tennessee.

Said property is transferred subject to such limitations, restrictions, and encumbrances as may affect the premises.

This is **improved** property known as **4692 Ridge Bend Drive, Nashville, TN 37207.**

WITNESS my/our hand(s) this 10th day of January 2023.

STERLING BROWN

STATE OF **TENNESSEE**
COUNTY OF **SUMNER**

Before me, the undersigned, a Notary Public in and for the said County and State, personally appeared Sterling Brown, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who executed the foregoing instrument for the purpose therein contained.

Witness my hand this 10th day of January 2023.

Notary Public

My Commission Expires: _____

REBECCA CAMPBELL
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024

CERTIFICATE OF AUTHENTICITY

I, Rebecca Campbell do ~~here~~by make oath that I am a licensed attorney and/or 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 1/10/23.

Affiant
Date: 1/10/23

STATE OF TENNESSEE
COUNTY OF Sumner

Sworn to and subscribed before me this 10 day of Jan, 2023.

~~Notary Public~~

My Commission Expires: _____

JANET L. ADAMS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 01-31-2024