Karen Johnson Davidson County
Batch# 965870 DEEDQC
01/30/2023 03:30:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230130-0006958

PREPARED BY:

Robert J. Hazard, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

AFFIANT

Subscribed and sworn to before me on this day, January 30, 2023.

Notary Public

My Commission Expires 11/28/26

CARTER MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

New Owner Address:
Jerry Wayne Brown Jr.
4065 Coleridge Drive
Antioch, TN 37013

Send Tax Bills To:
Same

Map-Parcel Number:
162 02 0 123.00

QUITCLAIM DEED

Nancy C. Brown ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to **Jerry Wayne Brown Jr.** ("Grantee"), all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **January 30, 2023**.

Nancy C. Brown

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Nancy C. Brown**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed, for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, January 30, 2023.

Carter Moore
Notary Public

CARTER MOORE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

My Commission Expires: 11/18/26

EXHIBIT A

BEING Lot No. 165 on the Plan of Colewood Acres, Section 2, as of record in Book 3700, page 135, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Said property is conveyed subject to such limitations, restrictions and encumbrances as may affect the premises, including but not limited to restrictions of record in Book 4158, page 42, and amended in Book 4178, page 738, said Register's Office.

Being the same property conveyed to Nancy C. Brown from Jerry Wayne Brown by deed of record in Book 7522, page 739, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 4065 Coleridge Drive, Antioch, TN 37013.

CERTIFICATE OF AUTHENTICITY

I, Robert. J. Hazard, Esq., do hereby make oath that I am a licensed attorney and 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 January 30, 2023.

Affiant Signature

1/30/2023
Date

STATE OF TENNESSEE
COUNTY OF WILLIAMSON)
Sworn to and subscribed before me on this day, January 30, 2023.

Notary Public

My Commission Expires: 11/18/26

CARTER MOORE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY