Karen Johnson Davidson County
Batch# 974952 DEEDQC
02/28/2023 11:23:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20230228-0014078

This Form furnished by Attorneys Title Company, Inc.

FROM Barbara Morgan

AND

TO Michael W. Brown

FROM

TO Jamie K. Brown

QUITCLAIM DEED

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael & Jamie K. Brown (NAME)	same (NAME)	30-09
5141 Tranham Road (STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Whites Creek, TN 37189 (CITY) (STATE) (P. O. ZIP)	(CITY) (STATE) (ZIP)	

THIS INSTRUMENT WAS PREPARED BY

Michael Brown & Jamie K. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

$10.00 Barbara Morgan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF Feb 2023

Notary Public

MY COMMISSION EXPIRES: 7/20/2025

(AFFIX SEAL)

FOR AND IN CONSIDERATION of love and affection (and no monetary consideration) and for the express purpose of making a re-conveyance to create

We, Barbara Morgan

by these presents do hereby quitclaim and convey unto Michael W. Brown and Jamie K. Brown, Trustee, his successors and assigns, the following described tract or parcel of land, to wit:

Being Tract 2 consisting of 5.87 acres as shown on a plan for the subdivision of the Michael Brown property and described as follows: Beginning at the south corner of the Michael Brown property, said point being at common corner with the Jimmy P. Burton property on the property line of the Gary L. Adams property; Thence along the Brown and Adams common property line N73-16'-30"W, a distance of 299.83 feet; thence continuing along the foresaid common property line N67 - 52' - 31W" a distance of 98.47 feet; thence leaving the Adams property line and crossing into the Brown property N 20 - 29' -08" E a distance of 485.68 feet; thence S73 - 16' 39" a distance of 98.00 feet; thence N24 - 55' - 35E a distance of 150.00 feet; thence S73 - 16' - 39"E a distance of 338.29 feet to a point at a common corneroof the Brown and Jimmy Burton Property; thence along the common property line of Brown and Burton S24 - 50' - 49" W a distance of 648.89 feet to the point of beginning.

Being the same property conveyed to Michael W. Brown and Jamie K. Brown in Book 10288 page 314 R.O.D.C. Tennessee.

The survey for this tract was performed by John Franklin, Jr. and dated 8/16/00

This is ~~unimproved~~ improved property, known as 5115 Tranham Rd Whitescreek Tn 37189
(House Number) (Street) P. O. Address: (City or Town) (Postal Zone)

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

And now, I, the said Barbara Morgan, Trustee, for the express purpose of carrying out the intent of this conveyance, as above set out, do hereby quitclaim and convey unto Michael W. & Jamie K. Brown

heirs and assigns, the same property hereinabove described and set forth, to which reference is here made, and said property is conveyed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

IN WITNESS WHEREOF we have hereunto set our hands on this the 1st day of May, 2005.

Michael W. Brown

Jamie Brown

Barbara Morgan
Trustee.

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, ~~Barbara Morgan~~ Diana Green, a Notary Public in and for said County and State, the within named, Barbara Morgan, the Bargainors, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of May, 2005.

Diana Green
Notary Public.

My commission expires: 7/30/05

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, Diana Green, a Notary Public in and for said County and State, the within named Michael & Jamie Brown, Trustee, the bargainor, with whom I am personally acquainted, and who acknowledged that he, as Trustee, executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Nashville, Tennessee, this 1st day of May, 2005.

Diana Green
Notary Public.

My commission expires: 7/30/05