Karen Johnson Davidson County
Batch# 981172 DEEDQC
03/15/2023 12:51:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230315-0018785

This Instrument Prepared By:
BONE MCALLESTER NORTON PLLC
100 Bluegrass Commons Blvd, Suite 2370
Hendersonville, Tennessee 37075
615.822.8822

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map & Parcel Nos.:
The Walter C. Brown, Jr., Revocable Trust c/o Walter C. Brown, Trustee 605 Woodshire Drive Goodlettsville, TN 37072	Same	147-10-0-086.00 06DU-45050

FOR AND IN CONSIDERATION of other monetary consideration, I, Walter Brown, Jr., (the "Grantor"), do hereby quitclaim, transfer and convey all my interest in and to the following described property to The Walter C. Brown, Jr., Revocable Trust (the "Grantee"), said property being a certain tract or parcel of land in the County of Davidson, State of Tennessee, and more particularly described a follows:

LAND in the 11th Civil District of Davidson County, Tennessee, being Lot No. 2 on the Plan of Ridge Mont Estates, of record in Book 5050, page 73, Register's Office for said County, to which plan reference is made for a particular description of said lot.

BEING the property conveyed to P. C. SELLS AND L. B. OSBORNE, AS JOINT TENANTS, WITH RIGHT OF SURVIVORSHIP, by deed from JOHN R. REYNOLDS AND WIFE, of record in Book 5731, page 598, said Register's Office.

This conveyance is subject to restrictive covenant of record in Book 5170, page 949; said Register's Office.

BEING the same property conveyed to Walter Brown, Jr., and wife, Martha A. Brown (Martha Brown died on October 16, 2022) by P.C. Sells and L.B. Osborne by Warranty Deed dated January 21, 1982 of Record in Book 5843, Page 319, Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of records.

Subject to any and all plats, easements, restrictions, and other matters of records.

This transfer is by quitclaim and we make no warranties about the title. This deed is prepared on information provided by the Grantor and no examination has been made by the Preparer.

Property is subject to liens and encumbrances of record.

IN TESTIMONY WHEREOF, Grantors have executed this deed on the 14th day of March, 2023.

Walter C. Brown Jr.
WALTER C. BROWN, JR.

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, Christina Baker, a Notary Public in and for said County and State, aforesaid, personally appeared Walter C. Brown, Jr., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at the office in Hendersonville, Sumner County, Tennessee, this 14th day of March, 2023.

Christina Baker
NOTARY PUBLIC

My Commission Expires: 07.24.24

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE)
COUNTY OF SUMNER)

The actual consideration for this transfer of property is $-0-.

William Dwight
Affiant

Sworn to and subscribed before me
This 14 day of March, 2021.

Christina Baker
Notary Public

My Commission Expires: 07.24.24

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

CERTIFICATE OF AUTHENTICITY

I, Marshall T. Cook, 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 March 14, 2023.

Affiant Signature

March 14, 2023
Date

STATE OF TENNESSEE

COUNTY OF SUMNER

Sworn to and subscribed before me this 14th day of March, 2023

Notary's Signature

My Commission Expires: 07.24.24.

