Karen Johnson Davidson County
Batch# 987410 DEEDQC
04/03/2023 08.36 54 AM 2 pgs
Fees. $12 00 Taxes $0 00
20230403-0023666

This instrument prepared by
Sheryl Gumn, Esq.
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Nashville, TN 37201
615-248-2252
sherylgumnlawoffice@gmail com

**This Instrument is prepared based upon information provided by the parties. No title search was done in connection with the preparation of this document. The preparer makes no representation as to the status of title or the accuracy of the legal description of the property shown herein.**

# QUIT CLAIM DEED

| ADDRESS NEW OWNER | SEND TAX BILLS TO: | MAP & PARCEL |
|---|---|---|
| Anthony Corey Brown and Carol Lampkin Brown | Same | |
| 2428 Edencrest Drive | | 149-15-A-351CO |
| Antioch, TN 37013 | | |

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value whichever is greater for this transfer is $1.00
Subscribed and sworn to before me this the 4 day of March, 2023.

ANGELA D CORDERO NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public
My commission expires July 2025

Affiant- Anthony Corey Brown

FOR AND IN CONSIDERATION of the sum of $1.00 Dollars and no/100, cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged Nyere Brown, the grantor herein, does hereby Quitclaim and convey unto the said Anthony Brown and his Wife Carol Lampkin Brown, the Grantees herein, their successors, heirs and assigns, all of his right, title and interest in and to that certain real estate in Davidson County, Tennessee, as follows:

> Land in Davidson County, Tennessee, being Lot No. 75 on the Plan of Phase Four, Cambridge Forest of record in Instrument No.: 200220813-0098017, Register's Office for said County, to which plan reference is hereby made for a more complete and accurate description.
>
> Being part of the same property conveyed to Anthony Corey Brown and his brother Nyere Coy Brown upon the death of their mother Mattie O. Brown and their father John Brown who predeceased her. Being part of the same property conveyed to Mattie O. Brown and John Brown, wife and husband by Warranty Deed from Beazer Homes Corp., DBA Phillips Builders by deed from Danco Property Investments, LLC of record in Instrument No.: 20020208-0017194, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE is made subject to any and all applicable restrictions, easements and building setback lines as are shown in the records of said county and all the estate, right, title and interest of the party of the First therein, with the hereditaments and appurtenances thereto appertaining, hereby releasing all claims therein to the said party of the Second, his/her/their heirs and assigns forever.

Witness, the said Grantor, Nyere Coy Brown, hereunder set its hand and seal this 18 day of March, 2023.

Nyere Coy Brown-Grantor

This instrument prepared by.
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STATE OF GEORGIA
COUNTY OF ROCKDALE

Personally appeared before me MONIQUE WEDDERBURN BROWN, a Notary Public of said county and state, the within named **Nyere Coy Brown** with whom I am personally acquainted, or proven to me on the basis of satisfactory evidence) and who acknowledged that he executed the Quit Claim Deed for the purposes therein contained.

Witness my hand and official seal this 18 day of MARCH, 2023.

M Wedderburn Brown
Notary Public

My Commission Expires January 6, 2024.

