Karen Johnson Davidson County
Batch# 988140 DEEDQC
04/04/2023 12:03:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20230404-0024459

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 James F. Brown Revocable Trust c/o James F. Brown, Trustee 2815 B Sherbourne Avenue Nashville, TN 37204	Same	Map: 118-01 Parcel: 346

FOR AND IN CONSIDERATION of other monetary consideration, I, James F. Brown, (the "Grantor"), do hereby quitclaim, transfer and convey all my interest in and to the following described property to The James F. Brown 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:

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

LAND in Davidson County, Tennessee, being Lot No. 4 on the Plan of the Resubdivision of Lots 113 and 114, Idlewild, as of record in Plat Book 5200, Page 276, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

BEING the same property conveyed to James Brown, a single man, by Edward G. Simpson, a married man, by Warranty Deed dated April 30, 2001, of record by Instrument Number 20010508--0047628, 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 4 day of April, 2023.

JAMES F. BROWN

STATE OF TENNESSEE)
COUNTY OF SUMNER)

Before me, Christina Baker, a Notary Public in and for said County and State, aforesaid, personally appeared James F. Brown, 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 4th day of April, 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 T Knight
Affiant

Sworn to and subscribed before me
This 4th day of April, 2021.

Christina Baker
Notary Public

My Commission Expires: 07.24.24

CHRISTINA BAKER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

HEN 2352682.1

CERTIFICATE OF AUTHENTICITY

I, William R. Wright, 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 April 4, 2023.

William R. Wright

Affiant Signature

April 4, 2023

Date

STATE OF TENNESSEE

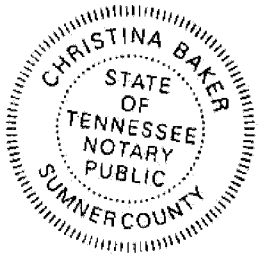
COUNTY OF SUMNER

Sworn to and subscribed before me this 4th day of April, 2023.

Christina Baker

Notary's Signature

My Commission Expires: 07.24.24.



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