Karen Johnson Davidson County
Batch# 1002999 DEEDQC
05/15/2023 08:39:58 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20230515-0035792

This Instrument Prepared By:
H. Garth Click, Attorney
2802 Bransford Ave
Nashville, TN 37204

ADDRESS OF NEW OWNERS:
Paul Brown
7387 Swift Road
Greenbrier, TN 37073

Clyde Allen Brown
2491 Baker Road
Goodlettsville, TN 37072

SEND TAX NOTICE TO:
Edwin Jay Galbreath
2524 Baker Road
Goodlettsville, TN 37072

Map 6 Parcel 20

This deed was prepared with information supplied by the parties.
No title search performed.
Not closed.

PERSONAL REPRESENTATIVE'S DEED

Judith Carolyn Escue died October 1, 2021. She left a Last Will and Testament dated June 21, 2012. Said Will was admitted to probate on January 19. 2023 by order of Robertson County Chancery Court Docket # CH23-CV-2. Petitioner Paul Brown was appointed as the personal representative of the Estate of Judith Carolyn Escue. The below described real property passed pursuant to the Last Will and Testament of Judith Carolyn Escue and by Order of the Robertson County Chancery Court entered on April 4, 2023 wherein all rights and interests the decedent possessed in said real property below passed equally to Paul Brown and Clyde Allen Brown. All debts of the decedent have been paid. The Personal Representative by signing this deed releases any right the Personal Representative has to recover this property in the event of the subsequent insolvency of this estate.

In accordance with the Last Will and Testament of Judith Carolyn Escue, Paul Brown, as the Personal Representative of the Estate of Judith Carolyn Escue, quitclaims to Paul Brown and Clyde Allen Brown all right, interest and title previously held by the decedent in the following described real estate in Davidson County, Tennessee, as follows:

> BEING a tract of land in the 10th Civil District of Davidson County, being a part of a 107 acre tract conveyed to James Edwin Galbreath and Wife, Rudy M. Galbreath by deed of record in Book 2292, page 553, Register's Office, and described as follows:
>
> BEGINNING at point I the center of line of a branch which is south of public road and being the southeast corner of a tract of 10.2 acres conveyed to E. O. Brinkley and wife, by deed from M. M. Cunniff and wife, of record in Book 2344, page 516, Register's office for said county; thence with Brinkley's line, crossing said Count Road, North 9 deg. 30' West 600 feet to an iron pin; thence North 56 deg. 10' West 325 feet to an iron pin; North 47 deg. 15' West 458 feet to an iron pin; thence North 56 deg. 45' East 248 feet to an iron pin; Thence due East 240 feet to an iron pin on the perimeter of a circular tract of land that was conveyed to Dorothy Calhoun Winton by deed from Pitt Stiles and wife, of record in Book 898, page 395, said Register's Office; thence around said curve having a radius of 120 feet in a westerly, southerly, southeasterly and northerly direction a distance of 365 feet to an iron pin a point on the perimeter of said circular tract of land; thence leaving said circle, South 33 deg. East 758 feet to an iron pin in the center line of Buck Hill Road; thence with the center line of same, South 15 deg. East 445.5 feet to an point in the center line of a road; thence leaving said Road, North 75 deg. West 435 feet to a point in the center line of a road; thence leaving said Road, North 75 deg. West 435 feet to the point of beginning, containing 11.6 acres, more or less.
>
> Being the Same property conveyed by quitclaim deed to Judith Escue, Sharon McCutcheon and Edwin Jay Galbreath on 04/23/2003 in Book/Record # 200304236-0054509 & further the interest of Sharon McCutcheon conveyed to Judith Escue and Edwin Jay Galbreath on 10/13/2022 via Tennessee Affidavit of Heirship in Book/Record #20221013-0112453.

This transfer is by Quitclaim and no warranties about the title are made.

Witness my hand this 8th day of May, 2023.

Estate of Judith Carolyn Escue

By: Paul Brown
PAUL BROWN
Personal Representative

STATE OF TN)
COUNTY OF Robertson)

On this the 8th day of May, 2023, before me personally appeared PAUL BROWN, to me known or proved to me on the basis of satisfactory evidence to be the person or persons described in and who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

Witness my hand and notarial seal.

_____, NOTARY PUBLIC

My Commission Expires: 4-20-27.

H. GARTH CLICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

I, or we, hereby swear or affirm, that the actual consideration for this transfer or value of the property or interest in property transferred, whichever is greater, is $ 0.00.

Paul Brown, Affiant

SWORN TO AND SUBSCRIBED before me this the 8th day of May, 2023

_____, Notary Public or Register

H. GARTH CLICK
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY