Prepared By:
W. EDWARD PORTER IV, ATTORNEY
121 East Cedar Street
Goodlettsville, TN 37072

The actual consideration or value whichever is greater, is $ 1.00

Affiant

FROM: MIRANDA REDIKER

TO: TO: MICHAEL W. BROWN II
aka
MICHAEL W. BROWN JR.

Subscribed and sworn to by me this 19th
Day of July 2023

STATE OF TENNESSEE NOTARY PUBLIC
SHEILA ANDERSON
DAVIDSON COUNTY

NOTARY PUBLIC
My Commission Expires: March 3, 2025

My Commission Expires

Send Tax Statements To:
Michael W. Brown II
5141 Tranham Road
Whites Creek, TN 37189

Tax information:
MAP-PARCEL NUMBER
030-00-0-008.00

Karen Johnson Davidson County
Batch# 1029558 DEEDQ
07/24/2023 08:15:22 AM 3 pg
Fees: $17.00 Taxes: $0.00

20230724-0056581

QUITCLAIM DEED

FOR AND IN CONSIDERATION of $1 and a Partial Final Division of the estate of Michael W. Brown, entered in the Circuit Court for Davidson County, I, **Miranda Rediker**, hereby transfer and by these presents do remise, release and quitclaim unto Michael W. Brown II ("aka" Michael W. Brown Jr.), being unmarried, the Grantee herein, his successors, heirs and assigns, all of Grantor's right, title and interest in and to the following described real property in Davidson County, Tennessee, to wit:

A certain parcel of real property situated in Davidson County, Tennessee, and being described as: Land in the 24th civil district of Davidson County, Tennessee, and beginning at an existing iron pin in the west line of Jim Stevens (Deed Book 4377 at Pg. 838, R.O.D.C.) and at the northeast corner of Jimmy P. Burton, Et ux, (Deed Book 9170, Pg. 971, R. O. D. C.); Thence with Burton's north line south 82 degrees 52' 25" west 473.68 feet to an existing iron pin at the northeast corner of a 5.87 acres, more or less, tract conveyed to Chris White, Et ux, by deed or record in Deed Book 7339, pg. 468, R. O. D. C.; Thence with White South 24 degrees 50' 49" west 648.89 feet to an existing iron pin; thence with White's south line north 73 degrees 16'39" west 299.38 feet to an existing iron pin; thence north 67 degrees 52' 31" west 421.55 feet to a twin 18 inch oak; thence north 38 degrees 19' 28" west 369.48 feet to a new iron pin; thence north 67 degrees 31' 47" west 183.84 feet to a new iron pin near the intersection of two logging roads in James D.

Burton's, et ux, east line (Deed Book 1726, pg 499 R. O. D. C.); thence generally paralleling the meanders of an old logging road and with Burton's East line the following calls and distances; North 42 degrees 42'41" east 124.85 feet to a new iron pin; north 21 degrees 40'22" east 376.96 feet to a new iron pin; north 15 degrees 46' 29" west 245.89 feet to a new iron pin and North 25 degrees 43' 15" east 155.61 feet to a 28 inch gum tree in Gilbert Fox's south line; thence with Fox's line south 83 degrees 22' 17" east 1640.46 feet to a 36 inch leaning gum tree; thence south 03 degrees 23' 09" west 588.12 feet to the point of beginning, and containing 38.765 acres, more or less according to a November 9th. 1996 survey by John Franklin Jr. R.L.S.N. 1700, 305 Brook View Court, Old Hickory, Tennessee 37188-1700, which survey is the source of this description. Excluded is a graveyard as set out in the deed of record in Deed Book 4705 at page 989 in the Register's Office for Davidson County, Tennessee.

Less and Excepting that portion conveyed to Chrystal Trawick recorded 9/18/2000 in document 20000918-0092403.

Subject to ingress and egress and regress as recorded in Book 9182 at Page 179 in the Register's office and to a 16 feet wide easement for ingress and egress and regress as set out in Deed Book 10288 at page 310

This property is improved property known as 5141 Tranham Road, Whites Creek, Tennessee 37189.

Being the same property conveyed to Michael W. Brown and Wife, Jamie K. Brown by warranty deed from Louis L. White and Wife Peggy Ann White, and Chris White and Wife Alane P. White as recorded 12/12/1996 in book 10288 page 314.

Being the same property conveyed by Quitclaim Deed from Jamie K. Brown to Michael W. Brown as a result of the two divorcing one another, as recorded on 06/24/2015 with the Register of Deeds Office, Davidson County, Tennessee.

This Deed is prepared from information of prior deeds furnished by Grantor in which no title search of Davidson County records was performed, nor title opinion given.

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

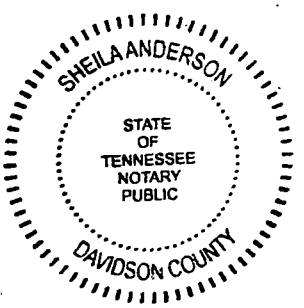
WITNESS my hand this, the 19th day of July, 2023.

MIRANDA REDIKER

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, a Notary Public in and for the above County and State, the within named Miranda Rediker, the bargainor, with whom I am personally acquainted (or who identified herself to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and seal, at the office, this the 19th day of July, 2023.



NOTARY PUBLIC

My Commission Expires: My Commission Expires March 3, 2025