Karen Johnson Davidson County
Batch# 1053858 DEEDQC
09/25/2023 02:13:30 PM 4 pgs
Fees: $27.00 Taxes: $0.00
20230925-0075264

FROM:	TO:
ABIGAIL LYNNE BROWN	WESLEY D. TURNER, TRUSTEE

AND

FROM:	TO:
WESLEY D. TURNER, TRUSTEE	ROBERT COLBY BROWN, ABIGAIL LYNNE BROWN, HUSBAND AND WIFE, AND CONNIE LYNNE ARRINGTON

QUITCLAIM DEED

Address New Owner As Follows:	Send Tax Bills To:	Map-Parcel Number:
Robert and Abigail Brown and Connie Lynne Arrington 3674 Forte Road Nashville, TN 37080	Pinnacle Bank 150 Third Ave. S., Ste. 800 Nashville, TN 37201	029-00-0-348.00

THIS INSTRUMENT PREPARED BY:
HEATHER A. DERRICK
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 THIRD AVENUE SOUTH, SUITE 1700
NASHVILLE, TENNESSEE 37201
(615) 244-4994

HEATHER A. DERRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires May 5, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $NONE.

Connie L Arrington
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 20th DAY OF SEPTEMBER, 2023.

Heather A Derrick
NOTARY PUBLIC

MY COMMISSION EXPIRES: 5-5-2025

910262.1/020230789

202309250075264

FOR VALUE RECEIVED, and for no monetary consideration, and for the express purpose of making a re-conveyance to create the tenancies herein set forth, **I, ABIGAIL LYNNE BROWN**, married, by these presents do hereby quitclaim unto **WESLEY D. TURNER, TRUSTEE**, his successors and assigns, all right, title and interest, the following described tract or parcel of land, to wit:

> Land in Davidson County, Tennessee, being Lot No. 1, as shown on the map entitled Brown Subdivision, of record in Instrument No. 20230324-0021458, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate property description.
>
> Connie Arrington, Abigail Lynne Brown and Jason Arrington conveyed their one-half undivided interest and Justin Wayne Anderson, Austin Cody Short and Rhonda Gail Ray conveyed their one-half undivided interest in said property to Abigail Lynne Brown, married, by quitclaim deed of record as Instrument No. 20221021-0114841, Register's Office for Davidson County, Tennessee.

This is improved property known as 3674 Forte Road, Joelton, TN 37080.

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

And now, I the said **WESLEY D. TURNER, TRUSTEE**, for the express purpose of carrying out the intent of this quitclaim, as above set out, do hereby quitclaim all right, title and interest unto **ROBERT COLBY BROWN AND ABIGAIL LYNNE BROWN,** husband and wife, holding title as to a one-half undivided interest between them as tenants by the entirety, and **CONNIE LYNNE ARRINGTON,** unmarried, as to a one-half undivided interest, their heirs and assigns, each one half interest being held as tenants in common, the same property hereinabove described and set forth, to which reference is here made, and said property is quitclaimed subject to the same limitations, restrictions and encumbrances as may affect the premises, as above set forth.

Robert Colby Brown, husband of Abigail Lynne Brown, joins herein to quitclaim any right of homestead he may have.

{Signature page to follow}

IN WITNESS WHEREOF, we have hereunto set out hands on this 20th day of September, 2023.

Abigail Lynne Brown

Wesley D. Turner, Trustee

Wesley D. Turner, Trustee

Robert Colby Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Abigail Lynne Brown and Robert Colby Brown, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of September, 2023.

Notary Public

My Commission Expires: 5.5.2025

HEATHER A. DERRICK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAY 5, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wesley D. Turner, Trustee, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 20th day of September, 2023.

Notary Public

My Commission Expires: 8/19/2025

SHARON F MULLER STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires AUGUST 19, 2025

True Copy Certification

I, Heather A. Derrick, 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 Sept 20, 2023

Heather A Derrick
Affiant Signature

Date: 9/20/2023

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 20th day of September, 2023.

Sharon F Muller
Notary's Signature

My Commission Expires: 8/19/2025

Notary's Seal

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025