THIS INSTRUMENT WAS PREPARED BY
AND RETURN TO

Manning Carroll Law LLC
Allison Manning-Carroll, Esq
P O Box 282067
Nashville, TN 37228

Karen Johnson Davidson County
Batch# 1058503 DEEDQC
10/06/2023 11 34 13 AM 3 pgs
Fees $17 00 Taxes. $0 00

20231006-0078840

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $ 10.00

Affiant

Subscribed and sworn to before me this 26th day of July, 2023

Notary Public
My commission expires: 09/07/2026

RENEE E SINNOTT
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on
09/07/2026
DAVIDSON COUNTY

ADDRESS NEW OWNER(S):	SEND TAX BILLS TO:	MAP PARCEL NO:
Jerry W. Brown 4065 Coleridge Drive Antioch, TN 37013	**Same**	**162 02 0 127.00**

QUITCLAIM DEED

PREPARATION OF THIS INSTRUMENT DOES NOT IMPLY ANY REPRESENTATION BY THE PREPARER AS TO THE STATUS OF TITLE OR THE ACCURACY OR COMPLETENESS OF THE LEGAL DESCRIPTION OR AS TO ANY TITLE EXCEPTIONS NOTED OR OMITTED. PREPARER HAS PROVIDED NO TAX ADVICE REGARDING THIS TRANSACTION.

THIS INDENTURE is made the 26th day of July, 2023, between **JERRY W. BROWN, an heir of the Estate of James B. Garner** (hereinafter "Grantor" or "Executrix"), and **JERRY W. BROWN, individually** (hereinafter "Grantee") ("Grantor" and "Grantee" to include their respective successors, legal representatives, and assigns).

WITNESSETH that Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, has bargained, sold, and by these presents does hereby bargain, sell, release, remise, and forever quitclaim unto the said Grantee such of his right, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee.

IN DAVIDSON COUNTY, TENNESSEE:

Maximum Principal Indebtedness for Tennessee Recording Tax Purposes is $0.00.

Land in Davidson County, Tennessee, being Lot No. 162 on the Plan of Colewood Acres, Section II, as of record in Book 3700, page 135, described as follows:

BEGINNING at a point in the northerly margin of Coleridge Drive, a common corner of Lots Nos. 162 and 163; thence with the dividing line between said lots, northwardly 122.8 feet to a concrete monument; thence with the dividing line

between Lots Nos. 161 and 162, southeastwardly 125.3 feet to a point in the nort.'1.west margin of Bart Drive, thence with said margin of said Drive, southwestwardly 80 feet to a concrete monument; thence to the right around a curve, 39.27 feet to a concrete monument in the north margin of Coleridge Drive; thence with said margin of said Drive, westwardly 75 feet to a concrete monument; thence continuing with said margin of said Drive, westwardly 20 feet to the point of beginning.

Being the same property conveyed to Robert P Sparkman and wife, Edwina Sparkman by Warranty Deed of Robert D Gray and wife, Sharon F. Gray of record in Book 4916, page 534, Register's Office of Davidson County, Tennessee. Robert P. Sparkman predeceased Edwina Sparkman, and title to said property was vested in Edwina Sparkman as surviving tenant by the entirety. Edwina Sparkman died on November 28, 2001 and pursuant to the terms and conditions of her Last Will and Testament found at Docket No. 01P2006 of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division, she devised said property to Robert E. Sparkman and Winnette S. Jeffery. Robert E. Sparkman, individually and as Executor of the ESTATE OF EDWINA SPARKMAN and Winnette S. Jeffrey, conveyed the property to James B. Garner by Warranty Deed number 200208090096017. James B. Garner, having since passed away on January 8, 2017, devised the real property to Jerry W. Brown by his Last Will and Testament found at Docket No. 17P131 of the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This is improved property known as 4064 Coleridge Drive, Antioch, Tennessee 37013.

This conveyance is made subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

WITNESS my hand this 26th day of July, 2023.

Jerry Brown

JERRY W. BROWN

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in the aforementioned county and state, personally appeared Jerry W. Brown, the within named bargainer, 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 of his own free will and for the purposes therein contained.

Witness my hand and seal in NASHVILLE, Tennessee this 26TH day of JULY, 2023.

Renee E Sinnott

Notary Public
My Commission Expires: 09/07/2026

