Karen Johnson Davidson County
Batch # 1087747 DEEDQC
01/02/2024 03:42:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20240102-0000390

This Instrument Prepared By:

Travenia A. Holden
Holden Law Office
208 East Main Street
Lebanon, TN 37087

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL NO.
David and Sabine Brown, Co-Trustees of The Andrew Brown Irrevocable Trust Agreement 1208 Lilac Drive Hermitage, TN 37076	David and Sabine Brown, Co-Trustees of The Andrew Brown Irrevocable Trust Agreement 1208 Lilac Drive Hermitage, TN 37076	098 02 0A 009.00 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 ($10.00) Dollars, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged Andrew Brown, an unmarried man, (hereinafter "Grantor") does hereby assign, transfer, convey and quitclaim unto David and Sabine Brown, the Co-Trustees of The Andrew Brown Irrevocable Trust Agreement, (hereinafter "Co-Grantees") his undivided interest in all rights, title and interest in and to a certain tract of land in Davidson County, Tennessee, which is described as follows:

Being lot 9 of the Plan of Deerfield Pointe as recorded in Instrument No. 20170201-0010846, Register's Office for Davidson County, TN to which plan reference is hereby made for a more complete and accurate legal description.
Being part of the same property conveyed to Diamond Corp of record in Instrument No. 20200107-0002149, recorded January 7, 2020, said register's Office.
Further, part of the same property conveyed to Ridge Trust of record in Instrument No: 20201231-0154987, recorded December 31, 2020, said register's Office.
Further, part of the same property conveyed to Diamond Corp of record in Instrument No. 20210120-0008244, recorded 1/20/2021, said register's Office.
Further, part of the same property conveyed to Riverwood Builders Inc of record in Instrument No. 20210713-0094182, dated July 13, 2021, said register's Office.
Further, part of the same property conveyed to Ridge Trust of record in Instrument No. 20220104-0000910, on 1/4/2022, said register's Office.
Finally, part of the same property conveyed to Riverwood Builders, Inc. by deed from Ridge Trust, LH Rushing Trustee, of record in Instrument No. 20220126-0009611, dated 1/26/2022, in Davidson County Register's Office in TN.

Being the same property conveyed to Andrew Brown, an unmarried man, by Riverwood Builders, Inc., of record in Instrument No. 20220615-0068409, dated June 3, 2022, in the Davidson County Register's Office, Nashville, TN.

The Co-Grantees shall have the sole, absolute, and uncontrolled power, discretion and authority to protect, conserve, sell, lease, encumber, gift or otherwise manage and dispose of the real property described above.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters of public record as may affect the above-described property.

THIS PROPERTY IS TRANSFERRED "AS IS" WITH NO WARRANTY OF ANY TYPE

STATE OF TENNESSEE)
COUNTY OF WILSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $10.00.

Andrew Brown by Sabrina Brown as POA
Andrew Brown

SUBSCRIBED AND SWORN TO before me this 20th day of December, 2023.

Travenia A. Holden
NOTARY PUBLIC

TRAVENIA A. HOLDEN STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 3-19-2025

This is improved property located in Hermitage, Davidson County, Tennessee.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

WITNESS my hand this the 20th day of December, 2023.

Andrew Brown by Sabrina as POA
Andrew Brown

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said Wilson County, Tennessee, Sabine Brown, Power of Attorney of Andrew Brown, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal this 20th day of December, 2023.

Travenia A. Holden
NOTARY PUBLIC

My Commission Expires: 3-19-2025

