Karen Johnson Davidson County
Batch# 1110972 DEEDQC
03/14/2024 08:56:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240314-0017602

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. E. Brian Brown, Trustee, Affiant Subscribed and sworn to before me, this 12th day of March, 2024. Notary Public My Commission Expires: 11/2026

CHARLES NELSON IV STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 11-02-2026

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
E. Brian Brown and/or Vivian S. Brown, Trustees 515 Jackson Boulevard Nashville, Tennessee 37205	SAME	130 02 0 140.01

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **E. Brian Brown and wife, Vivian S. Brown**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire

ownership interest in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **E. Brian Brown and/or Vivian S. Brown, Trustees of the Brian & Vivian Brown Living Trust, established by the Revocable Trust Agreement of E. Brian Brown and Vivian S. Brown dated March 12, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 12th day of March, 2024.

E. Brian Brown

Vivian Brown

Vivian S. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, E. Brian Brown and Vivian S. Brown, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 12th day of March, 2024.

My Commission Expires: _____

CHARLES ALLEN EDISON IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 11-02-2026

Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 6 on the Plan of Davis Estates of record in Book 3600, pages 25 and 26, Register's Office for said County, to which Plan reference is made for a complete description.

Being the same property conveyed to E. Brian Brown and wife, Vivian S. Brown by deed from Michael D. Sontag, Trustee, of record as Instrument No. 20150826-0086236, Register's Office for Davidson County, Tennessee.

E. Brian Brown and Edward Brian Brown are one and the same person. Vivian Brown, Vivian S. Brown and Vivian Smith Brown are one and the same person.

This is improved property known as 515 Jackson Boulevard, Nashville, Tennessee 37205.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 3/12/2024.

3/14/2024
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 14th day of March, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

