Karen Johnson Davidson County
Batch# 1118215 DEEDQC
04/03/2024 10:48:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240403-0023389

Name and Address of New Owner:
Charles E. Brownlee, Jr., Timothy L. Brownlee and Vickie Brownlee, Trustees of the Brownlee Revocable Living Trust dated July 25, 2017, and James H. Brownlee
14677 Old Hickory Blvd, Antioch, TN 37013

Send Tax Bills To:
Charles E. Brownlee, Jr., Timothy L. Brownlee and Vickie Brownlee, Trustees of the Brownlee Revocable Living Trust dated July 25, 2017, and James H. Brownlee
14677 Old Hickory Blvd, Antioch, TN 37013

This Instrument Prepared By:
Tennessee Title Services LLC
7000 Executive Center Dr #290
Brentwood, TN 37027

Map & Parcel No: 173-00-0-023.00

QUITCLAIM DEED

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 legal sufficiency of which are hereby irrevocably acknowledged, **John W. Brownlee, as to a one-fifth undivided interest,** "the Grantor," conveys and quitclaims unto **Charles E. Brownlee, Jr., Timothy L. Brownlee and Vickie Brownlee, Trustees of the Brownlee Revocable Living Trust dated July 25, 2017, and James H. Brownlee,** "the Grantees," all their interest in the following described real estate in Davidson County, Tennessee:

A certain tract of land in Davidson County, Tennessee described as follows:

Land in the 5th Civil District, formerly the 7th Civil District, of Davidson County, Tennessee, being part of the H. H. Stone Lands, designated as the Westerly parts of Tract 4 and Tract 4-C on a copy of a survey made November 28, 1947, by John D. Kerr, Surveyor, and described according to a copy of a survey thereof made by Geo. W. Watkins, Surveyor, December 29, 1952, as follows:

Beginning at the Northeast corner of this tract and the Northwest corner of a tract of 25.6 acres, more or less, shown on said Watkins' survey at a spike in the center line of Old Hickory Boulevard; thence along the West line of said tract of 25.6 acres South 18 degrees 45 minutes West, 1402 feet to an iron pin in the North line of the property of T. E. Wair; thence with Wair's North line North 86 degrees West passing through a gate 550 feet to a point; thence North 3/4 degrees East 27.8 poles; thence North 86 1/2 degrees West 36 poles; thence North 12 degrees East 16.5 poles; thence North 9 degrees West 32.7 poles; thence North 82 degrees East 34.5 poles to the center line of Old Hickory Boulevard; thence with the center line of the same as follows: South 59 degrees East 8 poles, South 70 degrees East 8 poles, South 76 1/2 degrees East 8 poles, South 85 1/2 degrees East 16 poles, North 80 1/2 degrees East 8 poles, North 77 degrees East 262 feet to the point of beginning, containing 33.9 acres, more or less.

Included in the above description but EXCLUDED therefrom is property described of record in the Deed from James H. Brownlee, Executor of the Estate of Roberta Newton Brownlee to John W. Brownlee, of record in Instrument No. 20030620-0085629, Register's Office for Davidson County, Tennessee.

Further included in the above description but EXCLUDED therefrom is the following described property: The property described herein was originally owned by Charles E. Brownlee and wife, Roberta N. Brownlee. Charles E. Brownlee and wife, Roberta N. Brownlee conveyed the property to Charles E. Brownlee in his sole name by Quitclaim Deed of record in Book 5698, Page 446, Register's Office for Davidson

County, Tennessee. Charles E. Brownlee later died with his interest being conveyed to John Wesley Brownlee by the Last Will and Testament of Charles Eugene Brownlee, Sr. (also known as Charles E. Brownlee) of record in Will Book 154, Page 557, County Clerk's Office for Davidson County, Tennessee. John Wesley Brownlee later conveyed his interest to Roberta N. Brownlee and Timothy Lee Brownlee as joint tenants with right of survivorship of record in Book 8182, Page 488, Register's Office for Davidson County, Tennessee. Roberta N. Brownlee has since died vesting title to said tract in Timothy Lee Brownlee.

BEING part of the same property conveyed to Charles E. Brownlee and wife, Roberta N. Brownlee by Deed from Hugh A. Scott and wife, Edna L. Scott by Warranty Deed of record in Book 2540, Page 431, Register's Office for Davidson County, Tennessee, dated May 29, 1956 and recorded on May 31, 1956. The said Charles E. Brownlee having since died on or about April 24, 1986 leaving Roberta N. Brownlee as the surviving tenant by the entirety. The said Roberta N. Brownlee having since died on or about April 2, 2003. Reference is made to her last will and testament, admitted to probate in the Seventh Circuit Court for Davidson County, Tennessee, Docket No. 03P683. Pursuant to said will, James H. Brownlee was appointed Executor of the Estate of Roberta N. Brownlee. Reference is further made to the Affidavit of Heirship for Roberta N. Brownlee, naming Charles E. Brownlee, Jr., James H. Brownlee, Paul Thomas Brownlee, Sr., Timothy Lee Brownlee, and John W. Brownlee as all of her heirs, of record in Instrument No. 20240328-0021752, in said Register's Office.

BEING the same property conveyed to Charles E. Brownlee, Jr., James H. Brownlee, Paul Thomas Brownlee, Sr., Timothy Lee Brownlee and John W. Brownlee by Executor's Deed from James H. Brownlee, Executor of the Estate of Roberta Newton Brownlee, deceased of record in Instrument No. 20040927-0115941, Register's Office for Davidson County, Tennessee, dated September 24, 2004 and recorded on September 27, 2004. The said Paul Thomas Brownlee, Sr. having since died on or about July 19, 2022.

BEING the same property conveyed to Timothy L. Brownlee and Vickie Brownlee, husband and wife by Quitclaim Deed from Timothy Lee Brownlee, who is one and the same as Timothy L. Brownlee, an undivided one fifth interest of record in Instrument No. 20170731-0077611, Register's Office for Davidson County, Tennessee, dated July 25, 2017 and recorded on July 31, 2017.

BEING the same property conveyed to Timothy L. Brownlee and Vickie Brownlee, Trustees of the Brownlee Revocable Living Trust dated July 25, 2017, by Quitclaim Deed from Timothy L. Brownlee and Vickie Brownlee, husband and wife of record in Instrument No. 20170731-0077612, Register's Office for Davidson County, Tennessee, dated July 25, 2017 and recorded on July 31, 2017.

The intention of this deed is that John W. Brownlee convey his full one-fifth undivided interest in the subject property equally to the three grantees shown.

Grantor covenant that they are lawfully seized and possessed of said real estate, have good right and lawful authority to convey the same, that the title thereto is clear, free and unencumbered (except as hereinbefore specifically set out).

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEES, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantor have executed this Quitclaim Deed on the 28th day of March, 2024.

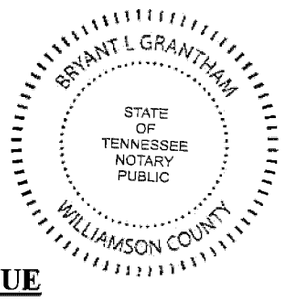
John W. Brownlee (SEAL)
John W. Brownlee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this 28th day of March, 2024, before me personally appeared John W. Brownlee, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 28th day of March, 2024.

Notary Signature
My commission expires: 6-1-2025



AFFIDAVIT OF VALUE

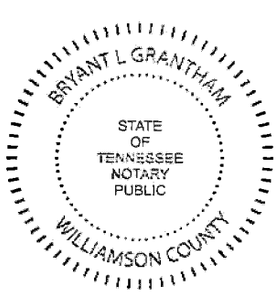
The undersigned hereby offers this instrument for recording within the meaning of the statutes of the State of Tennessee under Tenn. Code Ann. Section 67-4-409, and hereby swears and affirms that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ **0.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

John W. Brownlee
John W. Brownlee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Sworn to and subscribed before me this 28th day of March, 2024.

Notary Signature
My commission expires: 6-1-2025



Certificate of Authenticity

I, Joshua A. Terry, 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 3/28/24.

Affiant Signature – Joshua A. Terry

4/2/24
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before on 4/2/24.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27