THIS INSTRUMENT PREPARED BY:
Memento Law, PLLC
625 Main Street, Suite 201
Nashville, TN 37206
(615) 219-9710

Karen Johnson Davidson County
Batch# 1128969 DEEDQC
04/30/2024 11:45:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240430-0031362

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $0.00.

Maria M. Brown
Affiant

SUBSCRIBED AND SWORN to before me, this the 16th day of April, 2024.

EMILY MATHENEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: 08/03/2027

Address of New Owner:	Send Tax Bills To:	Map/Parcel ID:
Carol Jensen, Trustee **4913 Olivia Drive** **Antioch, TN 37013**	**Carol Jensen, Trustee** **4913 Olivia Drive** **Antioch, TN 37013**	**162-03-0-050.00**

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of no dollars and no cents, cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Mary M. Brown, also known as Maria M. Brown, an unmarried woman,** ("Grantor"), have bargained and sold, and by these presents does hereby Quitclaim and convey unto **Carol Jensen, Trustee of the Brown Irrevocable Trust dated April 16, 2024** ("Grantee"), their heirs and assigns, all of their right, title and interest in and to that certain real property in Davidson County, Tennessee, together with all rights, privileges and appurtenances thereto and any improvements thereon (the "Premises"), as more particularly described as follows:

See attached Exhibit "A."

BEING the same property conveyed to Robert H. Brown and wife, Mary M. Brown, by Corporate Warranty Deed from Bill Wheeler Construction Company, Inc., of record at Book 4579, Page 120 , in the Register's Office for Davidson County, Tennessee, dated February 24, 1972. The said Robert H. Brown having since died, leaving Mary M. Brown as the sole owner of the subject property.

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any.

Together with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including but not limited to, the power to convey.

This is **improved** property known as: **4913 Olivia Drive, Antioch, Tennessee 37013.**

IN WITNESS WHEREOF, Grantor(s) have executed this instrument as of the 16th day of April,, 2024.

GRANTORS:

Maria M. Brown

Mary M. Brown a/k/a Maria M. Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16th day of April, 2024, before me personally appeared Mary M. Brown a/k/a Maria M. Brown, to me this day and acknowledged and executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this, the 16th day of April, 2024.

Emily Matheney, Notary Public
My commission expires: 05/03/2027
(SEAL)

EMILY MATHENEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This instrument was prepared from information furnished by the Grantor and without the benefit of a title search. The preparer makes no representation as to the title, use, or any zoning regulations concerning the described property nor any matter except the validity of the form of this instrument.

Exhibit "A"

BEING Lot No. 279 on the Plan of Colewood Acres, Section 4, of record in Book 4175, Page 144, Register's Office for Davidson County, Tennessee, further described as follows, to-wit:

BEGINNING at a point in the southeasterly margin of Sheila Drive at the common corner of Lots Nos. 279 and 280; thence with the margin of said Drive, northeasterly 95 feet to a point at the beginning of a curve; thence around said curve 39.27 feet to a point in the westerly margin of Olivia Drive; thence with the margin of the same, southeasterly 80.72 feet the corner of Lots Nos. 278 and 279; thence with the line between said lots southwesterly 113.3 feet to the common rear corner of Lots Nos. 279 and 280; thence with the line between said lots, northwesterly 75.1 feet to the point of beginning.

Certificate of Authenticity

I, Ryan Peacock, 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 April 16, 2024 (date of document).

In witness whereof, Affiant has caused this instrument to be executed on this the 16th day of April, 2024.

Affiant

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Sworn to and subscribed before me this 16th day of April, 2024.

Notary Public
My commission expires: 7/28/25

(SEAL)

Kalyn Rachel Kratzer
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY