PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 115
BRENTWOOD, TN 37027

Prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Karen Johnson
Batch # 1133389
05/10/2024 11:13:52 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240510-0034549

QUITCLAIM DEED

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NO:
Brown Family Community Property Trust 3071 Elm Hill Pike Nashville, TN 37214	New Owner	119 010 157.00

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Rickey L. Brown and wife, Louan D. Brown,** hereinafter called the GRANTOR, does hereby quitclaim and convey unto **Rickey L. Brown and Louan D. Brown, Trustees of The Brown Family Community Property Trust, dated December 14, 2023,** all of their rights, title and interest in and to a certain tract or parcel of land in Davidson County, Tennessee, being more particularly described as follows:

> BEING the southerly ½ of Lot No. 214 and all of Lot 215 on the Map of Overhill City and W.H. Fox Subdivision of Block 14, 15, 16, 20, 21, 29 and 30 on the Plan of Cumberland Nurseries Subdivision, of record in Book 332, Page 21, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.
>
> Being the same property conveyed to Rickey L. Brown and wife, Louan D. Brown, as tenants by the entirety, by Warranty Deed from John R. Poole, Sr., married, of record in Book 10453, Page 624, Register's Office, Davidson County, Tennessee.

This is improved property known as **2215 Dortch Avenue, Nashville, TN 37210.**

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

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the GRANTOR has hereunder set his hand this 9th day of May, 2024.

GRANTOR:

Rickey L. Brown
Rickey L. Brown

Louan D. Brown
Louan D. Brown

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Rickey L. Brown,** with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 10-4-27

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Louan D. Brown,** with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 9th day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 10-4-27

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer is $0.00.

Affiant

Subscribed and sworn to before me, this 9th day of May, 2024.

NOTARY PUBLIC

My Commission Expires: 10-4-27

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY