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

Karen Johnson Davidson County
Batch # 1133389 DEEDQC
05/10/2024 11:13:52 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240510-0034550

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

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	108 00 0 215.00

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Louan Brown and husband, Rickey 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 part of Lot 6 on the Map of the Division of Lands of Jno. Blair, deceased, of record in Minute Book "F", page 440, of the County Court for said County, described according to a copy of a survey made by Lewis D. Justice, Surveyor, January 27, 1947, as follows:
>
> Beginning at a point in the center line of Elm Hill Pike, 120 feet east of the common corner of Lots No. 6 and 7, being 120 feet east of the northeast corner of the property conveyed to Lee Lavender by deed of record in Book 1236, page 245, Register's Office for said County; thence South 1°20' West to the southerly border of Elm Hill Pike, thence continuing on in said direction South 1°20' West 300 feet to a point; thence North 86°15' West 20 feet to a point; thence North 1°20' East 300 feet to the southerly border of Elm Hill Pike and continuing North 1°20' East to the center line of Elm Hill Pike; thence South 86°15' East 20 feet to the point of beginning.
>
> Being the same property conveyed to Louan Brown and husband, Ricky Brown by Quitclaim Deed from Andrew Davis, of record in Book 6445, page 150, Register's Office, Davidson County, Tennessee.
>
> Ricky Brown, Rickey Brown and Rickey L. Brown are one and the same person.

This is unimproved property known as **0 Elm Hill Pike, Nashville, TN 37214.**

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.

[signatures on the next page]

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 Lynn 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

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-4-27

STATE OF Tennessee
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public of said county and state, **Louan Davis 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

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-4-27

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

LUKE KELLUM
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: 10-4-27