PREPARED BY: RETURNED TO:
BANKERS TITLE & ESCROW CORP
5107 MARYLAND WAY, SUITE 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

20240510-0034551

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 0 131.00

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid, **Rickey Lynn Brown and wife, Louan Davis 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:

A tract of land in the 3rd District of Davidson County, Tennessee, being part of Lot No. 6 on the Map of the Division of Lands of John Blair, deceased, of record in Minute Book F, page 440, County Court for said County, and described according to a copy of a survey by L.D. Justice, Surveyor, dated April 1, 1949, as follows:

Beginning at a point in the center line of Elm Hill Pike, 120 feet east of the northeast corner of the property conveyed to Lee Lavender of record in Book 1236, page 245, said Register's Office, said point likewise being a corner of the property that was conveyed to Andrew Davis, of record in Book 1451, page 573, said Register's Office; thence along the said Davis' easterly line south 1°20' west 550 feet to a point; thence 86°15' east 175 feet to a point; thence north 2° east 550 feet to a point in the center line of Elm Hill Pike; thence with the line of the same, north 86°15' west 175 feet to the point of beginning.

Being the same property conveyed to Rickey Lynn Brown and wife, Louan Davis Brown by Corrected Warranty Deed from Andrew Davis and wife, Minnie Lou Davis, of record in Book 5636, Page 44, Register's Office, Davidson County, Tennessee.

Rickey Lynn Brown and Rickey L. Brown are one and the same person. Louan Davis Brown and Louan D. Brown are one and the same person.

This is improved property known as **3071 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.

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

[signatures on the next page]

GRANTOR:

Rickey Lynn Brown

Rickey Lynn Brown

Louan Davis Brown

Louan Davis 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

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