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

20240510-0034552

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 0 132.01

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 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 his 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 in the Division of Lands of John Blair, deceased, of record in Minute Book "F", page 440, of the County Court Clerk's Office for said County, described according to a survey made by T.R. Sanford, Surveyor, April 25, 1961, as follows:

Beginning in the center of Elm Hill Pike at the northeast corner of the property conveyed to Andrew Davis by deed from William R. Hobson and wife, of record in Book 1725, page 205, said Register's Office; thence with the center of said Pike South 86 deg. 15' East 100 feet; thence South 1 deg. 20' West 300 feet; thence North 86 deg. 15' West 100 feet; thence North 1 deg. 20' East 300 feet to the beginning.

INCLUDED IN THE ABOVE DESCRIPTION, BUT EXCLUDED HEREFROM IS THE FOLLOWING PARCEL CONVEYED TO METROPOLITAN GOVERNMENT OF NASHVILLE & DAVIDSON COUNTY, TENNESSEE, OF RECORD IN BOOK 8330, PAGE 357, SAID REGISTER'S OFFICE, DESCRIBED AS FOLLOWS:

RIGHT-OF-WAY: From the point of beginning, said point being an iron pin on the existing southern right-of-way of Elm Hill Pike and also being the northwest property corner of the property belonging to Frances Hobson and the northeast property corner of the property belonging to Rickey Lynn Brown, et ux; thence S 81 deg. 15' 46" E for 99.17 feet to a point on the boundary; thence S 06 deg. 47' 33" W for 16.71 feet to a point on the boundary; thence N 81 deg. 39' 40" for 99.15 feet to a point on the boundary; thence N 06 deg. 47' 33" E for 17.40 feet to the point of beginning.

Being the same property conveyed to Rickey L. Brown and wife, Louan D. Brown by Warranty Deed from Mark B. Hayes and Julie Hobson, Heirs to the Estate of Mary Frances Hobson, of record in Instrument No. 20080118-0005790, Register's Office, Davidson County, Tennessee.

This is improved property known as **3075 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.

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