Karen Johnson Davidson County
Batch# 1143785 DEEDQC
06/05/2024 02:55:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240605-0042189

THIS INSTRUMENT WAS PREPARED BY:

Heather A. Derrick
GULLETT, SANFORD, ROBINSON & MARTIN PLLC
150 Third Avenue South, Suite 1700
Nashville, TN 37201
(615) 244-4994

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is *NONE*.

Affiant

Subscribed and sworn to before me, this 26 day of March, 2024.

Notary Public

My Commission Expires: 3.3.2026

Address New Owners As Follows:	Send Tax Bills To:	Map/Parcel Number:
Christopher Brown and Peony Brown Bahnhofstrasse 101 55288 Armsheim Germany	Same	070 16 0 031.00

EXECUTOR'S QUITCLAIM DEED

KNOW ALL PERSONS by these presents that **PEONY BROWN, EXECUTOR OF THE ESTATE OF JAMES E. BROWN**, deceased (the "Decedent"), who died on December 15, 2022, and whose estate is being administered in the Chancery Court for Maury County, Tennessee, Probate Division, Case No. P-028-23, for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and in connection with the distribution of the estate of Decedent pursuant to Decedent's last will and testament dated January 7, 2012, which was duly admitted to probate and is of record in the Chancery Court for Maury County, Tennessee, Probate Division, hereby remises, releases and forever quitclaims unto **CHRISTOPHER RAY BROWN AND PEONY**

PATRICIA BROWN, as tenants in common, each holding an undivided fifty percent (50.0%) interest, their heirs and assigns, all of the right, title and interest of Decedent and Decedent's estate, as administered by the undersigned Executor, in and to certain real property in Davidson County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property generally known as 231B Venture Circle, Nashville, Tennessee 37228.

This instrument is given, and the Property is quitclaimed, subject to such limitations, restrictions and encumbrances as may affect the premises.

Signature Page Follows

IN WITNESS WHEREOF, this instrument is executed as of the 26 day of March, 2024.

Peony Brown

PEONY BROWN, EXECUTOR
of the Estate of James E. Brown

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State, PEONY BROWN, EXECUTOR OF THE ESTATE OF JAMES E. BROWN, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand, at Nashville, Tennessee, this 26 day of March, 2024.

Notary Public

My Commission Expires: 2.3.2026

GRAYSON SMITH CANNON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

EXHIBIT A

Property Description

Land situated in the 2nd Councilmanic District of Davidson County, City of Nashville, being identified as parcel 07016003100, and being more particularly described as follows:

Beginning at a PK Nail lying in the center of Venture Circle (40' Access Road) and being the northeasterly corner of the herein described tract;

Thence, with the westerly lines of Tract 7K as shown on plat entitled MetroCenter Tract 7K, of record in Book 5060, Page 118, R.O.D.C., and 7D as shown on plat entitled MetroCenter Tract 7D of record in Book 6050, Page 245, R.O.D.C. and 7C as shown on plat entitled MetroCenter tract 7C of record in Book 5190, Page 490, R.O.D.C. S 16°02'46" E a distance of 317.89' to an iron rod (new);

Thence, with the northerly lines of said Tract 7C and 7B as shown on plat entitled MetroCenter Tract 7B of record in Book 6050, Page 230, R.O.D.C. S 74°13'38" W a distance of 177.29' to an iron rod (new);

Thence, with the easterly line of 7F as shown on plat entitled MetroCenter Tract 7F of record in Book 4885, Page 13, R.O.D.C. N 15°48'16" W a distance of 21.06' to a Concrete Monument (old);

Thence, with the southerly and easterly lines of 7E as shown on plat entitled MetroCenter Tract 7E of record in Book 8250, Page 01, R.O.D.C. the next three (3) calls:
Thence, N 74°22'21" E a distance of 106.93' to an iron rod (new);
Thence, with a curve to the left with an arc length of 78.69', with a radius of 50.00', with a chord bearing of N 29°17'03" E, with a chord length of 70.82', to an iron rod (old);
Thence, N 15°48'16" W a distance of 247.06' to an iron rod (new);

Thence, with the southerly line of 7L as shown on plat entitled MetroCenter Tract 7L of record in Book 9700, Page 677, R.O.D.C. N 74°11'28" E a distance of 18.86' to the Point of Beginning.

Containing an area of 10,026 Square Feet or 0.23 Acres, more or less, according to that certain ALTA/NSPS Land Title Survey performed by J. Alan Cummings, TN RLS No. 2351, with Crawford & Cummings, P.C., 6181 Highway 100, Suite 163, Nashville, TN 37221, dated March 18, 2024, Job No. 24-012.

Being the same property vested in James E. Brown pursuant to Final Decree Confirming Sale of record as Instrument No. 20120612-0051470, Register's Office for Davidson County, Tennessee. The said James E. Brown since died testate on December 15, 2022. Pursuant to the will of James E. Brown, which has been admitted to probate in the Chancery Court for Maury County, Tennessee, Probate Division, Case No. P-028-23, Peony Brown has been appointed Executor of the Estate of James E. Brown, with full power to convey said property.

True Copy Certification

I, William T. Smith, 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 March 26, 2024.

Affiant Signature

Date: June 5, 2024

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5th day of ~~March~~ June, 202~~4~~.

Notary's Signature

My Commission Expires: 8/19/2024

Notary's Seal

SHARON F MULLER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES AUGUST 19, 2025