Karen Johnson Davidson County
Batch# 1143785 DEEDQC
06/05/2024 02:55:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240605-0042191

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.

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

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	074 00 0 021.00

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 0 Neelys Bend Road, Madison, Tennessee 37115.

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: 3.3.2026

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

EXHIBIT A

Property Description

Land situated in the 9th Councilmanic District of Davidson County, City of Nashville, Tennessee, being part of Lot 2 as shown on the plat entitled Map Showing The Land Owned By Sam Dismukes and Chas. Dismukes of record in Book 421, Page 150, R.O.D.C., being identified as parcel 07400002100 and being more particularly described as follows:

Beginning at an iron rod (new) said rod lying 208.8' more or less from an iron rod (old), lying in the westerly margin of Neelys Bend Road (50' R.O.W.) being the northwesterly corner of John T & Jeanette S Brackeen of record in Instrument 20171004-0101667, R.O.D.C. and being the northeasterly corner of the herein described tract;

Thence, with the westerly line of said Brackeen property S 08°23'12" W a distance of 423.80' feet to the approximate low water mark of the Cumberland River;

Thence, with the approximate low water mark of the Cumberland River N 82°42'57" W a distance of 239.86' feet;

Thence, with the easterly line of James Brown of record in Instrument 20111123-0091913, R.O.D.C. N 08°23'12" E a distance of 432.37' to an iron rod (new);

Thence, with the southerly line of Duke & Duke, LLC property S 80°40'10" E a distance of 239.85' to the Point of Beginning.

Containing an area of 102,663 Square Feet, or 2.36 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 21, 2024, Job No. 24-013.

Being the same property vested in James E. Brown pursuant to Final Decree Confirming Sale of record as Instrument No. 20111123-0091912, 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.

Together with any and all right, title, and interest in and to the easement by necessity and prior use set forth in or granted under the Final Order Granting Plaintiff's Motion for Summary Judgment of record in Instrument No. 20180409-0033468, Register's Office for Davidson County, Tennessee.

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