Karen Johnson Davidson County
Batch# 1143785 DEEDQC
06/05/2024 02:55:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240605-0042193

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

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	021 00 0 133.00

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**, his heirs and

assigns, the one-half interest owned by the Decedent at the time of his death, which is 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"), so that Christopher Ray Brown and Peony P. Brown own the Property as undivided equal tenants in common.

The Property is improved property generally known as 0 Bernard Road, Joelton, Tennessee 37080.

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

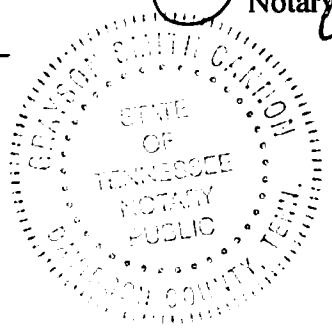


EXHIBIT A

Property Description

Land in Davidson County, Tennessee, being Lot No. 12 on the Subdivision of the E.D. MacArthur Estate, as of record in Book 974, page 93, in the Register's Office for Davidson County, Tennessee. Said Lot No. 12 fronts 95 feet on the southerly side of Bernard Road, and extends back as measured from the centerline of Bernard Road, 259 feet on the northwesterly line and 279 feet on the southeasterly line, to a dead line in the rear on which it measures 61 feet.

Being the same property conveyed by Final Decree Confirming Sale filed January 23, 2001, in the Chancery Court for Davidson County, Tennessee, Tax Civil Action No. 00-781-III, and of record as Instrument No. 20010216-0015222, in the 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