Karen Johnson Davidson County
Batch# 1143785 DEEDQC
06/05/2024 02:55:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240605-0042194

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

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

Address New Owners As Follows:	Send Tax Bills To:	Map/Parcel Number:
Christopher Brown and Peony Brown Bahnhofstrasse 101 55288 Armsheim Germany	Same	066 00 0 061.00

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 Biggs Road, Nashville, Tennessee 37209.

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

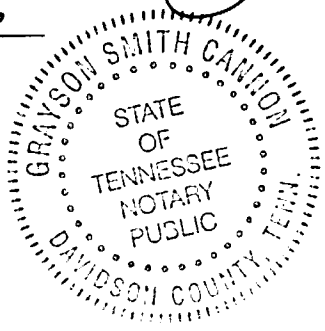


EXHIBIT A

Property Description

A tract of land in the 8th Civil District of Davidson County, Tennessee, being tract No. 31 on the plan for division of the George H. Hobbs Estate (not of record), described according to a survey by G. Perry Greer and Associates, dated July 14, 1972, as follows:

Fronts 323.3' on the centerline of Biggs Road and runs back between lines 995' on the South and 1091.43' on the North to a line on which it measures 350' and containing 7.77 acres, more or less.

Being the same property conveyed by Final Default Judgement Order Quieting Title filed September 1, 2017, in the Chancery Court for Davidson County, Tennessee, No. 17-375-III, and of record as Instrument No. 20170906-0091720, 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