Karen Johnson Davidson County
Batch# 1143785 DEEDQC
06/05/2024 02:55:30 PM 5 pgs
Fees: $27.00 Taxes: $0.00
20240605-0042195

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

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

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	0510 00 0 155.00

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 Marshall County, Tennessee, described on Exhibit A attached hereto and incorporated herein by this reference (the "Property").

The Property is improved property generally known as 1520 Gallatin Pike, 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, 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

Being a certain tract of land located in the First Civil District of Nashville, Davidson County, Tennessee, and being more particularly described by metes and bounds as follows:

Commencing at a concrete monument (old), said monument being in the west right of way of Gallatin Road;

Thence leaving said right of way North 88° 21 minutes 27 seconds West, 34.48 feet to a concrete monument (old), said monument being the true point of beginning of the herein described parcel and in the north right of way of Briley Parkway;

Thence with said right of way of Briley Parkway South 47° 42 minutes 24 seconds West, 142.66 feet to a point;

Thence leaving said right of way North 04° 35 minutes 09 seconds East, 99.11 feet to a concrete monument (old);

Thence South 88° 21 minutes 27 seconds East, 97.64 feet to the true point of beginning and containing 4,832 square feet or 0.111 acres.

Being the same property conveyed by Final Decree Confirming Sale filed November 28, 2000, in the Chancery Court for Davidson County, Tennessee, Tax Civil Action No. 00-781-III, and of record as Instrument No. 20001206-0119994, 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