Karen Johnson Davidson County
Batch# 1147706 DEEDQC
06/17/2024 09:04:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240617-0044949

Name and Address of New Owner:
Gary W. Brown
Kathy Woodroof Brown
Ashley Katherine Sengsayadeth
Austin Connor Brown
3524 Hobson Pike
Hermitage, TN 37076-3849

trument Prepared By:
J.D. Kious, Attorney
Structure Title Group, LLC
1000 Hollingshead Circle,
Murfreesboro, TN 37129

Send Tax Statements To:
SAME AS ABOVE

Map & Parcel(s):
120 02 0 147.00

QUITCLAIM DEED

For and in consideration of the sum of ten dollars ($10.00), cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Gary W. Brown, married**, hereinafter called the GRANTOR, does convey and quitclaim their interest in the herein described property unto **Gary W. Brown and Kathy Woodroof Brown, husband and wife and Ashley Katherine Sengsayadeth, married and Austin Connor Brown, unmarried**, as tenants in common with rights of survivorship, hereinafter called the GRANTEE, their heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 107 on the Map of Stardust Acres, as of record in Book 1424, page 92, Register's Office for said County. Said Lot No. 107 fronts 60 feet on the northerly side of Mercury Drive, and runs back between parallel lines, 175 feet to deed line. Being the same property conveyed to Sam B. Langham, Jr., and wife, Martha H. Langham, by deed from M. & M. Homes, Inc., of record in Book 1780, page 25, Register's Office for Davidson County, Tennessee.

Being all of the Property lying between the right-of-way of Saturn Drive and the western property line of Lot 108, described as follows:

Beginning at a point in the northerly margin of Mercury Drive, said point being the point of intersection of a curve having a 25° radius and the northern right-of-way of Mercury Drive; thence northeasterly around the said curve having a 25° radius, 39.27 feet to a point located in the western property line of Lot 108; thence in a northerly direction 150°' along the common line of Lot 107 and 108 to a point, said point being the common corner of Lots 108, 107, 69 and 68; thence in an easterly direction 25' to a point, said point being the northeast corner of Lot 108; thence in a southerly direction 175' to a point, said point being the intersection of the Mercury Drive right-of-way and the easterly property line of Lot 108; thence in a westerly direction 50 along the northerly margin of Mercury Drive to the Point of beginning. Being the remainder of Lot 108 not used as right-of-way for Saturn Drive.

Being the same property conveyed to Gary W. Brown by Quitclaim Deed from Jessica Brown Price, Juliana Price Argyle and Price Brown dated September 11, 2021, appearing of record as Instrument No. 2021128-0145038 recorded on 10/28/2021, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1336 Mercury Drive Nashville, TN 37217.

WITNESS my hand this 16 day of June, 2024.

Gary W. Brown

Gary W. Brown

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

On this 16 day of June (NB), 2024, before me personally appeared Gary W. Brown, to me known to be the persons described in and who executed the foregoing instrument and acknowledged that such persons executed the same as such persons' free act and deed.

Witness my hand, at office, this 16 day of June, 2024.

Nicole Sutton

Notary Signature
My commission expires: 4/15/2028

NICHOLE SUTTON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00.

Heidi Stevens

Affiant Signature

Subscribed and sown to before me, this the 16 day of June, 2024.

Nicole Sutton

Notary Public
My Commission Expires: 4/15/2028

NICHOLE SUTTON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Certificate of Authenticity

I, John Parker, 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 June 16, 2024.

Date

Affiant Signature

6/16/24

Date

State of Tennessee

County of Rutherford

Sworn to and subscribed before me this 16 day of June, 2024.

Nichole Sutton

Notary's Signature

My Commission Expires: ~~9/21/25~~ 4/15/28

Date

Notary's Seal (if on paper)

