Karen Johnson Davidson County
Batch# 1154213 DEEDQC
07/08/2024 08:11:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240708-0050516

This Instrument Was Prepared By:
Ross W. Bomholt
104 Continental Place, Suite 320
Brentwood, TN 37027

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

I hereby swear or affirm that to the best of my knowledge, information and belief, the actual consideration for the transfer is $0.00.

Kurt David Brown, Affiant

Subscribed and sworn to before me this 1st day of July, 2024.

Notary Public

My Commission Expires: 05/05/2025

BREAUNA N. MURPHY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY MY COMMISSION EXPIRES MAY 05, 2025

**THIS INSTRUMENT WAS PREPARED WITHOUT THE BENEFIT OF A TITLE SEARCH AND/OR TITLE EXAMINATION, AND THE PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN OR PROVIDED BY THE PARTIES HERETO. THE PREPARER HAS NOT PROVIDED ANY TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE, TO ANY PARTY HERETO REGARDING THIS CONVEYANCE, AND THE PREPARER HAS NOT FILED AND WILL NOT FILE ANY TAX RETURNS REGARDING THE SAME.**

# QUITCLAIM DEED

| ADDRESS OF NEW OWNER | SEND TAX BILLS TO | MAP/PARCEL NO. |
|---|---|---|
| Kurt David Brown, Trustee<br>6237 Crawford Drive<br>Hermitage, TN 37076 | Same | 074-16-0-A-036. 00 CO |

For and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee (hereinafter named), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged, **Kurt David Brown**, a married man (the "**Grantor**"), does hereby convey and quitclaim unto **Kurt David Brown, Trustee of the Kurt David Brown Revocable Trust dated July 1, 2024** (the "**Grantee**"), all of Grantor's interest in and to a certain tract or parcel of land located in Davidson County, Tennessee, as described in Exhibit A attached hereto.

This conveyance is subject to any and all taxes, restrictions, easements, zoning, setbacks, and other matters which may affect the above-described property.

IN WITNESS WHEREOF, this instrument has been executed by the Grantor, this the 1st day of July, 2024.

Kurt David Brown

STATE OF TENNESSEE )

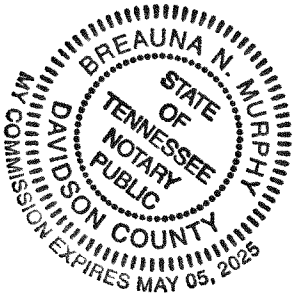
COUNTY OF WILLIAMSON )

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Kurt David Brown, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the within named bargainor, and that he, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office, this 1st day of July, 2024.

Notary Public

My Commission Expires: 05/05/2025



Ratsanicha Chayawan, wife of the Grantor herein, hereby joins the execution of this deed for the purpose of waiving and conveying any marital and inheritance rights she may have in the property conveyed.

IN TESTIMONY WHEREOF, this instrument has been executed by Ratsanicha Chayawan, wife of the Grantor, this the 1st day of July, 2024.

Ratsanicha Chayawan, Wife of Grantor

STATE OF TENNESSEE )

COUNTY OF WILLIAMSON )

Before me, Breauna N. Murphy, the undersigned, a Notary Public in and for the state and county aforesaid, personally appeared Ratsanicha Chayawan, wife of the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the within named bargainor, and that she, with the authority to do so, executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal at office, this 1st day of July, 2024.

Notary Public

My Commission Expires: 05/05/2025

BREAUNA N. MURPHY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY
MY COMMISSION EXPIRES MAY 05, 2025

## EXHIBIT A

LAND in Davidson County, Tennessee, being Lot No. 36 on the Final Plat of Phase 1, Parkhaven Communities, a Planned Unit Development, of record in Instrument No. 20200527-0054555, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Kurt David Brown, a married man, from Parkhaven Communities, LLC, a Tennessee limited liability company, by Special Warranty Deed dated October 20, 2022 of record in Instrument No. 20221024-0115261, Register's Office for Davidson County, Tennessee.

This is improved property known as 6237 Crawford Drive, Hermitage, Tennessee 37076.

CONSIDER: THERE HAS BEEN NO TAX ADVICE, INCLUDING, BUT NOT LIMITED TO, INCOME OR GIFT TAX ADVICE ON THE TRANSFER OF THIS PROPERTY, NOR THE FILING (IF REQUIRED) OF ANY TAX RETURNS AND PREPARER ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION FURNISHED BY THE GRANTOR SHOWN HEREIN.

**Tennessee Certification of Electronic Document**

I, Ross W. Bomholt, 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 July 1, 2024 (date of document).

Affiant Signature

7/3/2024
Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 3rd day of July, 2024.

Notary's Signature

MY COMMISSION EXPIRES: 05/05/2025

NOTARY'S SEAL

