Karen Johnson Davidson County
Batch# 1159549 DEEDQC
07/18/2024 10:32:30 AM 5 pgs
Fees: $27.00 Taxes: $0.00
20240718-0054184

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Radian Title Services, 1000 GSK Drive, Suite 210, Coraopolis, PA 15108

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Martha M. Brown	Martha M. Brown	182 06 0A 308.00
12193 Spearhead Ln.	12193 Spearhead Ln.	
Arlington, TN 38002	Arlington, TN 38002	

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, MARTHA M. BROWN formerly known as MARTHA M. PATTY, now a married woman, who is joined herein by spouse TIMOTHY BROWN, hereinafter referred to as "Grantor", whose mailing address is: 12193 Spearhead Ln., Arlington, TN 38002, does hereby convey, transfer, remise, release, relinquish and quitclaim unto MARTHA M. BROWN, a married woman, in fee simple, hereinafter referred to as "Grantee", whose mailing address is: 12193 Spearhead Ln., ARLINGTON, TN 38002, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 373 on the Final Plat for Cluster Lot Subdivsion Old Hickory Hills, Phase Three, Section One, of record in Instrument No. 200604200045296, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

BEING the same property conveyed unto Martha M. Patty, unmarried by Warranty Deed dated May 27, 2011 and recorded June 2, 2011, in Instrument No. 20110602-042081, in the Office of the County Register of Deeds of Davidson County, State of Tennessee.

Tax ID No.: 182 06 0A 308.00

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 8836 Cressent Glen Court, Antioch, TN 37013.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12 day of July, 2024.

MARTHA M. BROWN formerly known as
MARTHA M. PATTY

STATE OF TENNESSEE
COUNTY OF Shelby

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that MARTHA M. BROWN formerly known as MARTHA M. PATTY, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 12 day of July, 2024.

Notary Public
My Commission expires: 11/13/2027

TERRY HERVERY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 13, 2027
COUNTY OF SHELBY

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 12 day of July, 20 24.

TIMOTHY BROWN

STATE OF TENNESSEE
COUNTY OF Shelby

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that TIMOTHY BROWN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 12 day of July, 20 24.

Notary Public
My Commission expires: Nov. 13 2027

TERRY HERVERY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp.
November 13, 2027
COUNTY OF SHELBY

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $10.00.

MARTHA M. BROWN

Subscribed and sworn to before me this 12 day of July, 2024.

Notary Public
My Commission expires: Nov 13, 2027

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

TERRY HERVERY
TENNESSEE NOTARY PUBLIC
My Comm Exp. November 13, 2027
COUNTY OF SHELBY

Tennessee Certification of Electronic Document

I, Bryan Gutierrez, 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 12, 2024** (date of document).

Bryan Gutierrez
Affiant Signature

JULY 18, 2024
Date

State of Pennsylvania

County of Allegheny

Sworn to and subscribed before me this **18** day of **JULY**, 2**024**.

Notary's Signature Brynn Law

MY COMMISSION EXPIRES: 11-22-26

NOTARY'S SEAL

Commonwealth of Pennsylvania - Notary Seal
Brynn Law, Notary Public
Beaver County
My commission expires November 22, 2026
Commission number 1429737