RECORDING INFORMATION

Karen Johnson Davidson County
Batch# 1160211 DEEDQC
07/22/2024 12:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20240722-0054713

STATE OF TENNESSEE)
COUNTY OF Robertson)

The actual consideration for this transfer is $0.00.

Clyde Allen Brown
Affiant

Sworn to and subscribed before me this 19th day of July, 2024.

Notary Public

My Commission Expires: 3-27-2027

RYAN P. GARDNER (SEAL) STATE OF TENNESSEE NOTARY PUBLIC ROBERTSON COUNTY

PREPARED BY AND RETURN TO:
Valerie Webb & Associates, PLLC
3037 Highway 31W
P.O. Box 887
White House, TN 37188

DISCLAIMER: This instrument was prepared without the benefit of a title search and/or title examination, and the preparer assumes no responsibility for (i) the accuracy of the information contained herein or provided by the parties hereto or (ii) for any consequences or effects of this conveyance, including but not limited to the triggering of any "due-on-sale" clause, the violation of any covenant or obligation of any party hereto, or any illegal subdivision of land. 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. The preparer has not conducted a closing or settlement in relation to this conveyance, nor has the preparer held or disbursed any earnest money, purchase funds, or other consideration in relation to the same.

QUITCLAIM DEED

Address New Owner(s):	Send Tax Bills To:	Map/Parcel Number(s):
Clyde Allen Brown 2491 Baker Road Goodlettsville, TN 37072	New Owners	Part of 00600002000

This Indenture is made and effective on the 19th day of July, 2024 (the "***Effective Date***"), by and between:

CLYDE ALLEN BROWN, PAUL MORGAN BROWN, and EDWIN JAY GALBREATH (collectively, "***Grantor***") and;

CLYDE ALLEN BROWN ("***Grantee***").

Grantor, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, conveys and quit claims to Grantee all of Grantor's interest in the following described real estate, situated in the County of Davidson, State of Tennessee:

Land in the 10th Civil District of Davidson County, Tennessee and being more particularly described according to a survey by J. Bruce Rainey, Surveyor #823 dated May 7, 2024, and known as Job No. 240022 as follows:

Beginning at the point in the centerline intersection of Baker Rd and Baker Rd being the southeast corner of this tract; thence leaving said Baker Rd S78°39'53"W 458.34' to a point in the centerline of a creek on the southerly side of said road; thence leaving said creek, crossing said road, and with the line of Ronald & Lydia June Calhoun (B 9553, Pg. 48, R.O.D.C., TN) N03°23'05"W (passing through an iron pipe found at 11.06') 600.98' in total to an iron pin found at a fence corner; thence leaving said Calhoun's line and severing the land of Judith Escue, Sharon McCutheon, & Edwin Jay Galbreath of which this is apart (Instrument number 200304230054509 R.O.D.C., TN) S44°08'02"E 333.01' to an iron pin set; thence N89°54'25"E (passing through an iron pin set at 175.56') 202.90' in total to a point in the centerline of Baker Rd; thence with said centerline of Baker Rd S10°28'04"E 275.76' to the point of beginning containing 3.79 acres more or less.

Being a portion of the property conveyed to Paul Brown and Clyde Allen Brown by Personal Representative's Deed from Paul Brown, Personal Representative of the Estate of Judith Carolyn Escue, dated May 8, 2023 and recorded May 15, 2023 in Instrument No. 20230515-0035792, in the Register's Office for Davidson County, Tennessee.

Being a portion of the property conveyed to Judith Escue, Sharon McCutcheon, and Edwin Jay Galbreath by Quitclaim Deed from James Edwin Galbreath and wife, Ruby M. Galbreath, deceased, dated April 8, 2003 and recorded April 23, 2003 in Instrument No. 20030423-0054509 in the Register's Office for Davidson County, Tennessee. ***See also*** **Tennessee Affidavit of Heirship of record in Instrument No. 20221013-0112453, in the Register's Office for Davidson County, Tennessee, stating that Sharon Edwina McCutcheon died on January 6, 2020, leaving Edwin Galbreath and Judith Escue as her sole family members.**

Being a portion of the property conveyed to James Edwin Galbreath and wife, Ruby M. Galbreath by Warranty Deed from Joel E. Hyder and wife, Betty S. Hyder, dated August 17, 1965 and recorded August 23, 1965 in Book 3926, Page 712, in the Register's Office for Davidson County, Tennessee.

This is a portion of improved property known as 2491 Baker Road, Goodlettsville, TN, 37072.

IN WITNESS WHEREOF, Grantor has executed this Quitclaim Deed or has caused the same to be executed as of the Effective Date.

GRANTOR:

Clyde Allen Brown

Paul Morgan Brown

Edwin Jay Galbreath

STATE OF Tennessee)
COUNTY OF Robertson)

Personally appeared before me, the undersigned Notary Public for the aforesaid State and County, CLYDE ALLEN BROWN, PAUL MORGAN BROWN, and EDWIN JAY GALBREATH, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person(s) executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 19th day of July, 2024.

RYAN P. GARDNER
STATE OF TENNESSEE
NOTARY PUBLIC
ROBERTSON COUNTY

Notary Public

My Commission Expires: 3-27-2027

TRUE COPY CERTIFICATION

I, RYAN GARDNER, 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 the 19th day of July, 2024 (date of document).

Affiant Signature

Date: 7-19-2024

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

Sworn to and subscribed before me this 19th day of July, 2024.

Patti Robitaille
Notary Public

PATTI ROBITAILLE
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY
My Commission Expires 03-03-2027

My Commission Expires: _____