Karen Johnson
Batch # 1166460
08/05/2024 01:41:28 PM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240805-0059533

This Document Prepared By:
WILLIAM CARTWRIGHT
Attorney at Law
Cartwright Law, PLLC
1535 West Northfield Blvd., Ste 3 A
Murfreesboro, TN 37129
(615)785-2909

From information furnished by the parties.
No title exam requested or performed.
This transfer is by quitclaim without warranties of title.

Address New Owners and After Recording,
Send Tax Bills To:
Teddy J. Brown and Angela Sliger Brown, as Trustees
828 West Sagefield Drive
Smyrna, Tennessee 37167

Map Parcel No.
044-15-0-259.00

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned, TEDDY J. BROWN and ANGELA S. BROWN, the GRANTORS, has bargained, sold, and does hereby quitclaim, transfer and convey all my rights, interests, and title to TEDDY J. BROWN and ANGELA SLIGER BROWN, as Trustees of THE ROCKWOOD LAND TRUST, U/A dated July 26, 2024, and any amendments thereto, the GRANTEE,

Whose mailing address is 828 West Sagefield Drive, Smyrna, Tennessee 37167;

and to Grantee's successors and assigns, THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, being Lot No. 67 of Section "D" on the Plan of E. I. DuPont de Nemours and Company's Subdivision of record in Book 1424, Page 65, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Beginning on the Westerly margin of Elliston Street at the corner of Lot Nos. 67 and 68; thence with the line between said lots Westwardly 67.4 feet to the Easterly line of Lot No. 80; thence with the Easterly line of Lot Nos. 79 and 80 and the Westerly line of Lot No. 67, Northwardly 54.2 feet to the Southerly margin of Tenth Street; thence with said Street Eastwardly 57.6 feet to the beginning of a curve; thence around said curve with a radius of 10 feet Southeastwardly 15.7 feet to the Westerly margin of Elliston Street; thence with said Street Southerly 44.2 feet to the beginning

Being the same property conveyed to Teddy Brown and Angela S. Brown, a married couple, by Warranty Deed from Vicki Shields, a married person, of record in Instrument No. 20200514-0049932, of the Register's Office for Davidson County, Tennessee.

This is improved property, known as 1000 Elliston Street, Old Hickory, Tennessee 37138;

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record. No new survey performed.

This transfer is exempt under T.C.A. 67-4-409(a)(1)(C)(vi).

THIS CONVEYANCE IS MADE SUBJECT TO:

All the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustees have the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Dated this 12th day of July, 2024.

TEDDY J. BROWN

ANGELA SLIGER BROWN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, TEDDY J. BROWN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 12th day of July, 2024.

NOTARY PUBLIC

NICOLE CARTWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: August 15, 2026

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

Personally appeared before me, the undersigned, a Notary Public, ANGELA SLIGER 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 office,

This 12th day of July, 2024.

NOTARY PUBLIC

NICOLE CARTWRIGHT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: August 15, 2026