THIS INSTRUMENT PREPARED BY:
JORDAN B. OSBORN, ESQ.
RAMSEY THORNTON BARRETT OSBORN, PLC
702 E COLLEGE STREET, STE 200
DICKSON, TENNESSEE 37055
(2024-790)

Karen Johnson Davidson County
Batch # 1167138 DEEDQC
08/12/2024 08:19:06 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20240812-0060089

QUITCLAIM DEED

PURSUANT TO MARITAL DISSOLUTION AGREEMENT, filed June 12, 2024, Docket No. 24D169, in the Third Circuit Court for Davidson County, Tennessee at Nashville, I, KRIS BROWN (also known as KRISTIFER MASSEY BROWN), unmarried, convey and quitclaim unto MEREDITH BROWN (also known as MEREDITH BLACKBURN BROWN), unmarried, her heirs and assigns, all of my right, title and interest in and to the following described real estate, to wit:

> Lying and being in Davidson County, State of Tennessee, and being Lot No. 266 of Riverwalk Subdivision, Phase 4B, as shown by plat of record in Instrument No. 20060907-0110507, in the Register's Office of Davidson County, Tennessee, to which reference is hereby made for a more complete description.
>
> Being the same property conveyed to Kris Brown and Meredith Brown, husband and wife, by deed from Derek A. Riebau and wife, Sarah W. Riebau, dated April 15, 2016 and of record in Instrument No. 20160418-0036927, in the Register's Office of Davidson County, Tennessee.

IN TESTIMONY WHEREOF, KRIS BROWN (also known as ~~KRISTIFER~~ MASSEY BROWN), has hereunto set his signature on this 2nd day of August (KMB) ~~July~~, 2024.

KRIS BROWN

STATE OF TENNESSEE
COUNTY OF DICKSON

I, a Notary Public of the State and County aforesaid, certify that the within named bargainor, KRIS BROWN (also known as KRISTIFER MASSEY BROWN), with whom I am personally acquainted or who proved on the basis of satisfactory evidence to me to be the person described in and who executed the foregoing instrument, personally appeared before me and acknowledged under oath that he executed the foregoing instrument as his free act and deed for the purposes therein contained.

WITNESS MY HAND and official seal at office in said County this 2nd day of August (JMM) ~~July~~, 2024.

NOTARY PUBLIC

My Commission ~~Expires~~: _____

JOAN MAHLHEIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMONSSION EXPIRES JUNE 29, 2027

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this conveyance is made pursuant to a domestic settlement decree and/or a domestic decree and/or an adjustment of property rights between divorcing parties, and thus is exempt from taxation under T.C.A. § 67-4-409.

AFFIANT

Subscribed and sworn before me this 2nd day of ~~July~~ August, 2024.

NOTARY PUBLIC

JOAN M AHLHEIT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DICKSON
MY COMMISSION EXPIRES JUNE 29, 2027

My Commission Expires: _____

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Map/Parcel: 126 16 0A 602.00

ADDRESS OF NEW OWNERS AND
SEND TAX BILLS TO:
Ms. Meredith Brown
7349 Riverfront Drive
Nashville, TN 37221