Karen Johnson
Batch # 1167138
08/12/2024 08:19:06 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20240812-0060090

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

QUITCLAIM DEED

FOR AND IN CONSIDERATION of the sum of One and 00/100 ($1.00) Dollar, cash in hand paid by MEREDITH BROWN and TOM BLACKBURN, the receipt of which is hereby acknowledged, I, MEREDITH BROWN (also known as MEREDITH BLACKBURN BROWN), convey and quitclaim unto MEREDITH BROWN and TOM BLACKBURN, joint tenants with common law rights of survivorship, their heirs and assigns, all 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. Also being the same property conveyed to Meredith Brown (also known as Meredith Blackburn Brown), unmarried, by Quitclaim Deed from Kris Brown (also known as Kristifer Massey Brown) dated July 2nd, 2024 and of record in Instrument No. 20240812-0060089, in the Register's Office of Davidson County, Tennessee.

WITNESS MY HAND, on this 2ND day of ~~July~~ AUGUST, 2024. JBO

MEREDITH BROWN

STATE OF TENNESSEE
COUNTY OF DICKSON

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

WITNESS MY HAND and official seal at office in said County this 2nd day of ~~June~~ AUGUST, 2024. JBO

NOTARY PUBLIC

My Commission Expires: _____

JORDAN B. OSBORN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 10/19/2024
COUNTY OF DICKSON

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer is $-0-.

AFFIANT

Subscribed and sworn before me this 2nd day of ~~June~~ AUGUST (180), 2024.

NOTARY PUBLIC

My Commission Expires: _____

JORDAN B. OSBORN
NOTARY PUBLIC
STATE OF TENNESSEE
MY COMM. EXPIRES 10/19/2024
COUNTY OF DICKSON

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Map/Parcel: 126 16 0A 602.00

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