This Instrument Prepared By:
Reginald Harrion, Esq.
o/b/o DeedPro
1349 Galleria Drive, Suite 100
Henderson, NV 89014
Phone: 702-736-6400

Karen Johnson Davidson County
Batch# 1169153 DEEDQC
08/14/2024 11:40:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20240814-0062065

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	MAIL TAX STATEMENT TO:	MAP PARCEL NUMBERS:
~~Cryil~~ M. Brown, et al	~~Cryil~~ M. Brown, et al	Map/Parcel:
320 View Ridge Drive	320 View Ridge Drive	016 00 0 125.00
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
Cyril CMB	Cyril CMB	

Cyril CMB

FOR AND IN CONSIDERATION of ONE AND NO/100 DOLLAR ($1.00), cash in hand paid by the grantee, the receipt and sufficiency of which is hereby acknowledged, **~~Cryil~~ M. Brown, a married man** by these presents do hereby quitclaim and convey unto the said **~~Cryil~~ M. Brown and Carol Ann Brown, husband and wife**, Grantees herein, their successors and assigns, all their right, title and interest in and to the following certain real estate in Davidson County, Tennessee, described as follows:

Cyril CMB

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

The express purpose of this conveyance is to add spouse to title.

This is unimproved ( ) property known as 320 View Ridge Drive, Goodlettsville, TN 37072
Improved (X)

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

Witness our hand this 05 day of August, 2024, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Cyril M Brown
~~Cyril~~ M. Brown
Cyril CMB

ACKNOWLEDGMENT

STATE OF Tennessee)
SS
COUNTY OF Davidson)

Personally appeared before me, Cyril Helen F. Mackey, a Notary Public in and for said County and State, ~~Cyril~~ M. Brown the within named bargainor, individual(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Given under my hand and official seal of office at Goodlettsville, Tennessee this 05 day of August, A.D., 2024.

NOTARY STAMP/SEAL

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 06-29-27
SUMNER COUNTY

Helen Mackey
NOTARY PUBLIC
Notary Commission Expires: 06.29.27

AFFIDAVIT OF VALUE

STATE OF Tennessee)
SS
COUNTY OF Davidson)

The actual consideration or value whichever is greater, for this transfer is $0.00 recordation tax code - (3A).

Subscribed and sworn to before me this the 05 day of August, 2024.

(Affix Seal)

Cyril M Brown
Cyril M. Brown Affiant

Helen Mackey
Notary Public

HELEN F MACKEY
TENNESSEE NOTARY PUBLIC
MY COMM. EXPIRES: 06-29-27
SUMNER COUNTY

My Commission Expires: 06.29.27

EXHIBIT "A"
LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

BEING LOT NO. 41 ON THE PLAN OF RIDGEVIEW ESTATES, SECTION ONE, AS SHOWN BY PLAT OF RECORD IN PLAT BOOK 5200, PAGE 356, OF THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION OF SAID LOT.

Being the same property conveyed to Cryil M. Brown by Deed from Karl M. Crist and wife, Linda M. Crist of record in Document No. 20070815-0097389, said Register's Office.

Certificate of Authenticity

I, Jennifer Terranova, 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 8/5/24.

Date

Jennifer Terranova
Affiant Signature

8/7/24
Date

State of New York

County of Monroe

Sworn to and subscribed before me this 7 day of August, 20 24.

Amy Law
Notary Signature

My Commission Expires: 10/9/2025
Date

Notary's Seal (if on paper)

Amy L Allis
Orleans Notary Public
~~Niagara~~ County, New York
Lic. #01AL6065062
Comm. Exp. 10/09/2025