BOX #14

G#4877-2A

QUITCLAIM DEED

Karen Johnson
Batch # 1186637
09/26/2024 09:58:14 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
2 pgs

20240926-0074628

State of Tennessee
County of Davidson

The actual consideration for this transfer is $ -0- .

Affiant

Subscribed and sworn to before me, this the 25th day of September, 2024.

Notary Public

My commission expires: Nov. 2, 2026
(AFFIX SEAL)

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Attorneys Title Company, Inc.
2927 Berry Hill Drive, Nashville, TN 37204-3126

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers
Rickey L. Brown and Louan D. Brown, Trustees and Robert A. Brown	**"New Owners"**	**10800013400**
3071 Elm Hill Pike		
Nashville, TN 37214		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Rickey Brown and Louan Brown, husband and wife

HEREINAFTER CALLED THE GRANTORS, HAVE QUITCLAIMED, AND BY THESE PRESENTS DO HEREBY CONVEY UNTO

Rickey L. Brown and Louan D. Brown, Trustees of The Brown Family Community Property Trust, U/A/D December 14, 2023

AND ANY AMENDMENT THERETO, HEREINAFTER CALLED THE GRANTEES, HIS OR HER SUCCESSORS IN TRUST, ALL OF THE GRANTOR'S INTEREST IN AND TO A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT 1:

LAND in Davidson County, Tennessee, being part of Lot No. 6 in the Division of the Lands of John Blair, deceased, of record in Minute Book "F", Page 440, of the County Court for said county.

BEGINNING in the center of Elm Hill Pike, at a point 358 feet East of the Northwest corner of the property conveyed to Georgia Hobson Colyar, a widow, by Deed from Marguerite Hobson and Mary Frances Hobson, of record in Book 2447, Page 169, Register's Office for said County, said point being 200 feet West of Blair's Northwest corner and Colyar's Northeast corner; thence, with the center of said Pike South 86 degrees 15 minutes East 100 feet to a point; thence, South 2 degrees 25 minutes West 300 feet to an iron pin; thence, North 86 degrees 15 minutes West 100 feet to an iron pin; thence, North 2 degrees 25 minutes East 300 feet to the POINT OF BEGINNING.

TRACT 2:

LAND in the 3rd Civil District of Davidson County, Tennessee, being part of Lot No. 6 on the Map of the Division of the Lands of John Blair, deceased, of record in Minute Book "F", Page 440, County Court for said County, described according to a survey made by T. R. Sanford, Surveyor, April 25, 1961, as follows:

BEGINNING at a point in the center of Elm Hill Pike at the Northeast corner of the property conveyed to John William Shankle and wife, by Deed from Georgia Hobson Colyar, as of record in Book 3224, Page 441, Register's Office for said County; thence, with said Shankle's easterly line

South 2 degrees 25 minutes West 300 feet to an iron pin; thence, South 86 degrees 15 minutes East 100 feet to a rock with a cross cut thereon in Will Blair's westerly line; thence, with Will Blair's westerly line North 2 degrees 25 minutes West 300 feet to the center of said Pike; thence, with the center of said Pike North 86 degrees 15 minutes West, 100 feet to the BEGINNING.

INCLUDED IN THE ABOVE LEGAL DESCRIPTION BUT EXPRESSLY EXCLUDED FROM THIS CONVEYANCE is that property more particularly described in a conveyance from Samuel C. Lake and wife, Katherine L. Lake, to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 8394, Page 911, Register's Office for Davidson County, Tennessee.

BEING all of the same property conveyed to Rickey Brown and Louan Brown, husband and wife, as to an undivided 66% interest (the "Entirety Interest"), and Robert A. Brown, as to an undivided 34% interest (the "Individual Interest"), the said Entirety Interest and Individual Interest, as they relate to each other, being held as joint tenants with right of survivorship, by Warranty Deed dated March 6, 2019, from Kevin Barnett and Sierra Barnett, husband and wife (erroneously shown as wife and husband), of record in Instrument No. 20190307-0020862, Register's Office for Davidson County, Tennessee.

THIS Quitclaim Deed conveys the undivided 66% interest which has been held by the Grantors, being all of their interest in the subject property.

THE Grantors acknowledge that title was previously held in survivorship tenancy with Robert A. Brown. The Grantors further acknowledge that this conveyance to the Trust will have the effect of terminating the survivorship tenancy between the owners of the interest conveyed by this Quitclaim Deed and Robert A. Brown.

THE said Rickey Brown and Rickey L. Brown being one and the same person. The said Louan Brown and Louan D. Brown being one and the same person.

SAID property is conveyed subject to the limitations, restrictions, and encumbrances as may affect the premises.

NO BOUNDARY SURVEY WAS MADE AT THE TIME OF THIS CONVEYANCE, WITH THE LEGAL DESCRIPTION BEING THE SAME AS THE PREVIOUS DEEDS OF RECORD.

THIS INSTRUMENT HAS BEEN PREPARED BY THE FIRM OF ATTORNEYS TITLE COMPANY, INC., BASED UPON VERBAL INFORMATION AND DIRECTIONS FROM THE RESPECTIVE PARTIES. THE PARTIES ACKNOWLEDGE AND UNDERSTAND THAT SAID FIRM HAS RELIED ON INFORMATION PROVIDED TO IT AND DOES NOT REPRESENT THE ACCURACY THEREOF.

THIS is improved property with a common address of 3089 Elm Hill Pike, Nashville, TN 37214.

Witness my/our hand(s) this 25th day of **September, 2024.**

Rickey Brown
Rickey Brown

Louan Brown
Louan Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Rickey Brown and Louan Brown, husband and wife,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 25th day of **September, 2024.**

Katherine Goodson
Notary Public

My Commission Expires: Nov. 2, 2026

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY