BOX #14

G#4877-2B

QUITCLAIM DEED

Karen Johnson
Batch # 1186637
09/26/2024 09:58:14 AM
Fees: $17.00 Taxes: $0.00

Davidson County
DEEDQC
3 pgs

20240926-0074629

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 ADDISON
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 Brown and Rebecca Brown	**"New Owners"**	**10800013600**
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,

Louan D. Brown and husband, Rickey L. Brown

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:

BEING part of Lot No. 6 on the Map of the Division of the Lands of John Blair (shown erroneously as Jno. Blair on previous Deed), deceased, of record in Minute Book F, Page 440, of the County Court for said County, and described according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, January 27, 1947, as follows:

BEGINNING at a point in the center of Elm Hill Pike, 120 feet East of the common corner of Lot Nos. 6 and 7, being 120 feet East of the Northeast corner of the property conveyed to Lee Lavender by Deed of record in Book 1236, Page 245, Register's Office for said County; thence, South 1° 20' West 550 feet to a stake; thence, South 86° 15' East 730 feet to a stake in the West line of the Will Blair Land; thence, along Blair's West line, South 1° 40' West 2010 feet to a post in E. S. Colley's line; thence, along Colley's and Shane's lines, North 84° 50' West 836 feet to a 24-inch ash, Lavender's corner; thence, along Lavender's East line, North 1° 20' East 2545 feet to the center line of Elm Hill Pike; thence, along the center line of said pike, South 86° 15' East 120 feet to the POINT OF BEGINNING, containing 40.25 acres.

EXCLUDED PARCEL: INCLUDED in the above-described property, but specifically EXCLUDED from this conveyance is that parcel of land conveyed to Louan Brown and husband, Ricky Brown, by Quitclaim Deed from Andrew Davis and wife, Minnie Lou Davis, recorded in Book 6445, Page 150, Register's Office for Davidson County Tennessee, described as follows, to-wit:

BEING part of Lot No. 6 on the Map of the Division of the Lands of John Blair (shown erroneously as Jno. Blair on previous Deed), deceased, of record in Minute Book F, Page 440, of the County Court for said County, and described according to a copy of a survey thereof made by Lewis D. Justice, Surveyor, January 27, 1947, as follows:

BEGINNING at a point in the center of Elm Hill Pike, 120 feet East of the common corner of Lot Nos. 6 and 7, being 120 feet East of the Northeast corner of the property conveyed to Lee Lavender by Deed of record in Book 1236, Page 245, Register's Office for said County; thence, South 1° 20' West to the southerly border of Elm Hill Pike; thence, continuing on in said direction South 1° 20' West 300 feet to a point; thence, North 86° 15' West 20 feet to a point; thence, North 1° 20' East 300 feet to the southerly border of Elm Hill Pike and continuing on North 1° 20' East to the center line of Elm Hill Pike; thence, South 86° 15' East 20 feet to the POINT OF BEGINNING.

CONTINGENT EQUITABLE INTEREST RETAINED BY Nelson Reid Davis (who remains alive as of September 25, 2024): Pursuant to a prior agreement, in the event the property is sold for more than $650,000.00 during Nelson Reid Davis' lifetime, then he will be entitled to one-half (1/2) of the net profit from the sale, with this provision terminating at the Nelson Reid Davis' death.

BEING the majority of that property conveyed to Andrew Davis by Warranty Deed from William Russell Robson and wife, Marguerite McKnight Robson, of record in Book 1451, Page 573, Register's Office for Davidson County, Tennessee. Andrew Davis died, testate, a citizen and resident of Davidson County, Tennessee, on November 24, 1990. In his Last Will and Testament, appearing of record in Will Book 172, Page 306, in the Probate Court for Davidson County, Tennessee, the said Andrew Davis devised the above-described property to his wife, Minnie Lou Davis, his son, Nelson Reid Davis, and his daughter, Louan Davis Brown, with each receiving an undivided one-third (1/3) share as tenants in common. Minnie Lou Davis died, testate, a citizen and resident of Davidson County, Tennessee, on September 4, 2005. In her Last Will and Testament appearing of record in Will Book 6168, Page 2136473, in the Probate Court for Davidson County, Tennessee, the said Minnie Lou Davis devised her residuary estate, including her undivided one-third (1/3) share of the above-described property, to her children, Louan Brown and Nelson Reid Davis, in equal shares.

BEING all of the same property conveyed to Rickey L. Brown, married, Louan D. Brown, married, Robert Brown, unmarried, and Rebecca Brown, unmarried, all holding title as tenants in common, by Warranty Deed dated August 24, 2015, from Nelson Reid Davis, unmarried, as to his one-half (1/2) interest, of record in Instrument No. 20150826-0086358, Register's Office for Davidson County, Tennessee.

THIS Quitclaim Deed conveys the undivided 62.50% interest which has been held by Louan D. Brown and the undivided 12.5% interest which has been held by Rickey L. Brown, being all of their interest in the subject property.

THE said Louan Davis 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 3063 Elm Hill Pike, Nashville, TN 37214.

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

Rickey L Brown

Rickey L. Brown

Louan D Brown

Louan D. 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 **Louan D. Brown and husband, Rickey L. Brown,** 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

