BOX #14

G#4877-2C

QUITCLAIM DEED

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

Davidson County
DEEDQC
2 pgs

20240926-0074630

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 Brown and Rebecca Brown	**"New Owners"**	**10800013200**
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 L. Brown and Louann D. Brown a/k/a Louan D. 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:

LAND located in the Third 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, as of record in Minute Book F, Page 440, County Court for said County, described as follows according to a survey made by T. R. Sanford, Surveyor, dated April 25, 1961.

BEGINNING in the center of Elm Hill Pike, at a point 100 feet East of the Northeast corner of the property conveyed to Andrew Davis by Deed from William R. Hobson and wife, as of record in Book 1725, Page 205, in the Register's Office for Davidson County, Tennessee; thence, South 1° 20' West 300 feet to an iron pin; thence, North 86° 15' West 100 feet to an iron pin in said Davis' easterly line; thence, with said line, South 1° 20' West 250 feet to a stake; thence, with Davis' northerly line, South 86° 150' East 555 feet to the westerly boundary line of Will Blair's land; thence, with his line, North 2° 25' East 250 feet to a point 300 feet South of the center line of Elm Hill Pike; thence, North 86° 15' West 200 feet to an iron pin; thence, North 2° 25' East 300 feet to the center of Elm Hill Pike; thence, with the center of the same, North 86° 15' West 258 feet to the BEGINNING.

BEING all of the same property conveyed to Rickey L. Brown, Louann D. Brown, Robert Brown, and Rebecca Brown, by Warranty Deed dated September 16, 2015, from Miracle Baptist Church, of record in Instrument No. 20150918-0095197, Register's Office for Davidson County, Tennessee.

THE said Louann D. 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 known as: 3085 Elm Hill Pike, Nashville, TN 37214.

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

Rickey L. Brown
Rickey L. Brown

Louann D Brown Louan D Brown
Louann D. Brown a/k/a 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 **Rickey L. Brown and Louann D. Brown a/k/a Louan D. 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