Karen Johnson Davidson County
Batch# 1186645 DEEDQC
09/26/2024 10:07:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20240926-0074639

PREPARED BY

Eric J. Scott, Esq.
HAZARD LAW, PLLC
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STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Actual consideration for this transfer is -$0-.

Jane B Brown
AFFIANT

Subscribed and sworn to before me on this day, September 26, 2024.

Courtney M Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
NOTARY PUBLIC
TENNESSEE
WILLIAMSON COUNTY
My Commission Expires 08-19-2027

New Owner Address:
Jane B. Brown
Revocable Living Trust
8236 Rossi Road #230
Brentwood, TN 37027

Send Tax Bills To:
Same

Map-Parcel Number:
181-14-0A-085.00CO

QUITCLAIM DEED

Jane B. Brown, a single woman ("Grantor"), for consideration of $10.00, hereby releases, remises, and quitclaims to the **Jane B. Brown Revocable Living Trust**, dated September 26, 2024 ("Grantee"), a revocable trust established by the Grantor, all right, title and interest of Grantor in and to that certain real property in Davidson County, Tennessee, described in Exhibit A.

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

GRANTOR, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF THIS QUITCLAIM DEED HEREBY ACKNOWLEDGE THAT NO TITLE INSURANCE IS BEING PROVIDED AND THAT THIS QUITCLAIM DEED DOES NOT INCLUDE ANY ADVICE FROM PREPARER REGARDING TITLE INSURANCE, SURVEYS, INSPECTIONS, ENCUMBRANCES, EASEMENTS, SHORT-TERM RENTAL PROPERTY PERMITTING AND OTHER USAGE PERMITTING, AND GREENBELT AND OTHER TAX QUALIFICATIONS.

<Signature page to follow.>

WITNESS my hand on this day, **September 26, 2024**.

Jane B Brown

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, a Notary Public in and for said County and State, the within named **Jane B. Brown**, with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the foregoing instrument as such person's free act and deed and for the purposes contained therein.

WITNESS my hand and official seal, at office, on this day, September 26, 2024.

Courtney M. Hall
Notary Public

My Commission Expires: _____

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-15-2027

EXHIBIT A

Land in Davidson County, Tennessee, being Unit 230 on the plan of The Villas at Concord Place, Phase 2, as shown on Exhibit A-1 to the First Supplemental Declaration to Declaration of Protective Covenants, Conditions and Restrictions and Easements for the Villas at Concord Place of record in Instrument Number 20060328-0035297, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to Jane B. Brown, a single woman, from Larry Clayton Wallace and Andrea Michelle Wallace, husband and wife, by deed of record in Instrument No. 20130910-0095488, Register's Office for Davidson County, Tennessee.

The legal description above is the same as in the previous deed of record.

This property is commonly known as 8236 Rossi Road #230, Brentwood, TN 37027.

CERTIFICATE OF AUTHENTICITY

I, Eric J. Scott, Esq., do hereby make oath that I am a licensed attorney and 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 September 26, 2024.

Affiant Signature

9/26/24
Date

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Sworn to and subscribed before me on this day,
September 26, 2024.

Courtney M. Hall
Notary Public

My Commission Expires:

COURTNEY M. HALL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 08-19-2027