Karen Johnson Davidson County
Batch# 1206752 DEEDQC
11/19/2024 03:06:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20241119-0089890

THIS INSTRUMENT PREPARED BY: **Jeffrey Mobley, atty.** **Mobley & Gontarek, PLLC** **2319 Crestmoor Road** **Nashville, Tennessee 37215** **(615) 627-4447**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration for this transfer is $--NONE--. Robert A. Brown Robert A. Brown, Trustee, Affiant Subscribed and sworn to before me, this 11th day of November, 2024. Notary Public My Commission Expires:

Address of New Owners:	Send Tax Bills to:	Map-Parcel Numbers:
Robert A. Brown and Patricia A. Brown, Trustees 5452 Bradfield Court Nashville, Tennessee 37220	SAME	161 09 0 029.00

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2028

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS, that for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Robert A. Brown and wife, Patricia A. Brown**, hereinafter called the Grantors, for the purpose of transferring the Grantors' entire ownership interest

in the subject real property to a revocable inter-vivos (living) trust established by the Grantors, hereby remise, release and quitclaim all of the Grantors' right, title and interest in and to certain real property in the State of Tennessee more particularly described on Exhibit A attached hereto and incorporated herein by reference to **Robert A. Brown and Patricia A. Brown, Trustees of the Robert & Patricia Brown Living Trust, established by the Revocable Trust Agreement of Robert A. Brown and Patricia A. Brown dated November 11, 2024**, as amended and restated from time to time, and to their successors in trust, with full power to sell, transfer, mortgage and convey without signature of any beneficiary, hereinafter called the Grantees, and the Grantees' successors and assigns.

A new legal description was not prepared for this transaction. The legal description is the same as the previous instrument of record.

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

WITNESS our hands this 11th day of November, 2024.

Robert A. Brown

Robert A. Brown

Patricia A. Brown

Patricia A. Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Robert A. Brown and Patricia A. Brown, with whom I am personally acquainted, and who acknowledged that such persons executed the within instrument for the purposes therein contained.

WITNESS my hand, at office, this 11th day of November, 2024.

My Commission Expires: _____

JEFFREY MOBLEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-06-2025

_____
Notary Public

EXHIBIT A

Legal Description

Land in Davidson County, Tennessee, more particularly described as follows:

Being Lot 89 on the Plan of Hillview Estates, of record in Book 3600, page 89, Register's Office for Davidson County, Tennessee, described as follows:

BEGINNING on the easterly margin of Bradfield Court at the comer of Lot Nos. 88 and 89; thence with the line between said two lots easterly 116.84 feet; thence southerly 6.62 feet; thence north 83 deg. 17' east 83.17 feet; thence south 8 deg. 35' east 307.22 feet; thence westerly 98.79 feet to the comer of Lot Nos. 89 and 91; thence with the line between said two lots, northwesterly 249.7 feet to the southwesterly margin of Bradfield Court; thence with the same northerly 68.08 feet to the beginning.

Being the same property conveyed to Robert A. Brown and wife, Patricia A. Brown by deed from Patricia A. Brown, of record as Instrument No. 0080320-0028024, Register's Office for Davidson County, Tennessee.

This is improved property known as 5452 Bradfield Court, Nashville, Tennessee 37220.

CERTIFICATE OF AUTHENTICITY

I, Jeffrey Mobley, 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 11/11/24.

11/18/24
Date

Jeffrey Mobley

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 18th day of November, 2024.

Notary Public

My Commission Expires: _____

Notary's Seal (if on paper)

