nson Davidson County
Batch # 1209065 DEEDQC
12/02/2024 09:19:46 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20241202-0093186

THIS DOCUMENT PREPARED BY:	This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(1)(C)(i).
John G. Fahner **Kennedy & Associates, PLLC** 3052 Lebanon Pike Nashville, Tennessee 37214 (615) 883-4998	

Address of new owner:	Send Tax Bills to:	Map-Parcel Numbers
Calvin & Adrianne Brown 102 E. Allen Road Hendersonville, TN 37075	SAME	051 07 0 091.00

QUITCLAIM DEED

KNOW ALL PERSONS BY THESE PRESENTS that for the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, **Calvin G. Brown**, hereinafter called the Grantor, hereby remises, releases, and quitclaims unto **Calvin G. Brown and wife, Adrianne H. Brown**, as tenants by the entirety, all of the Grantor's right, title, and interest in and to real property in Davidson County, Tennessee more particularly described as follows:

Land lying and being located in Davidson County, Tennessee and being more particularly described as follows, to-wit:

Surveyors description: Lot 14, Part I, Oakland Acres Subdivision as recorded in Book 1424, Page 53, Register's Office for Davidson County, Tennessee, Eleventh Civil District, Davidson County, Tennessee, Property Map 51-7, Parcel 91.

Beginning at an iron pin 199.3 feet from the center of Freda Villa Drive, said iron pin located on the southerly side of Due West Avenue, the right of way being 60 feet, thence along the right of way of Due West Avenue north 89 deg. 40 min., west a distance of 245.3 feet to an iron pin corner, 30 feet from the center of Due West Avenue. Thence by the right of way of the Louisville and Nashville Railroad south 17 deg. West a distance of 296.00 feet to an iron spike. Thence by lands of O. Hays, north 77 deg. 12 min. west a distance of 168.9 feet to an iron pin. Thence by land of C. Feldircher, north 2 deg. 28 min. east a distance of 242.25 feet to the place of beginning, containing 1.259 acres.

Being the same property conveyed to Calvin G. Brown from Freda G. Moon by Warranty Deed recorded in Book 8638, Pages 14-17 in the Register's Office for Davidson County, Tennessee.

This is improved property known as 205 Due West Avenue, Madison, Tennessee 37115.

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 my hand this 26th day of November, 2024.

Calvin G. Brown

Calvin G. 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 Calvin G. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this 26th day of November, 2024.

My Commission Expires: 3/8/28

Tiffany Beckman
Notary Public

TIFFANY BECKMAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON