Karen Johnson Davidson County
Batch# 1224623 DEEDQC
01/08/2025 11:24:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250108-0001635

PREPARED BY (AND RETURN TO):

Ivey Title, LLC

104 Woodmont Boulevard, Suite 100
Nashville, Tennessee 37205
Phone (615) 298-3312 Fax (615) 292-8746

Christy Wilkins Ivey *Margaret H. Taylor*

Ivey Title, LLC Ref: (mht) Title No.: 63885
Dav. Co. File: Box 8

ADDRESS NEW OWNER:	RESPONSIBLE FOR TAX PAYMENT:
Chandler Adam Brown 6191 Eaton Creek Road Joelton, Tennessee 37080	New Owner

TAX MAP PARCEL NUMBERS: 02100031300

QUITCLAIM DEED AND INSTRUMENT OF CORRECTION

FOR AND IN CONSIDERATION of the sum of $10.00, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, and in order to correct and clarify the legal description of the property previously conveyed, as shown in the deed of record in Instrument No. 20210112-0005009, in the Register's Office for Davidson County, Tennessee, the undersigned, **James R. Brown, Sr.,** hereinafter "Grantor," does hereby quitclaim and convey unto **Chandler Adam Brown,** hereinafter the Grantee, Grantee's heirs and assigns, that certain tract or parcel of land in Davidson County, Tennessee, described below.

Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Brown Property of record in Instrument No. 20100924-0076274, Register's Office for said County, to which plan reference is hereby made for a more complete description. Together with and subject to the Joint Driveway Maintenance Agreement of record in Instrument No. 20190104-0001215, said Register's Office.

Being part of the same property conveyed to W.T. Johns and wife, Lillian Johns, by Warranty Deed from O. G. Johns, dated May 21, 1956 recorded May 21, 1956, of record in Book 2539, page 299, said Register's Office, and being part of the same property conveyed to Nancy J. Brown and husband, James R. Brown, Sr., by Quitclaim Deed from William R. Johns, Stephen W. Johns and Guy D. Johns, dated March 17, 1984, recorded March 30, 1984, of record in Book 6260, page 509, said Register's Office. Also being part of the property conveyed to James R. Brown and wife, Nancy J. Brown, by Warranty Deed from Stephen W. Johns and wife, Linda J. Johns, dated July 1, 1983 recoded July 8, 1983, of record in Book 6090, page 840, said Register's Office, and further conveyed to James R. Brown by Quitclaim Deed from Nancy J. Brown, dated December 12, 2003, recorded January 13, 2004, of record in Instrument No. 20040113-0005258, said Register's Office. And being part of the same property conveyed to James R. Brown, Sr. and wife, Nancy J. Brown, by Warranty Deed from W. T. Johns and wife, Lillian Johns, dated June 15, 1975 and recorded on June 18, 1975 at Book 4923, page 280, Register's Office for

Davidson County, Tennessee. The said Nancy J. Brown further conveyed her interest to James R. Brown, aka James R. Brown, Sr., by Quitclaim Deed of record in Instrument No. 20040113-0005257, Register's Office for Davidson County, Tennessee. The said James R. Brown, aka James R. Brown, Sr., an unmarried man, further conveyed his interest to James R. Brown, Jr., a married man, by Quitclaim Deed of record in Instrument No. 20161121-0122798, Register's Office for Davidson County, Tennessee. The said James R. Brown, Jr., a married man, further conveyed his interest to James R. Brown, aka James R. Brown, Sr., an unmarried man, by Quitclaim Deed of record in Instrument No. 20181116-0113166, Register's Office for Davidson County, Tennessee. Subject property was conveyed to Chandler Adam Brown by Quitclaim Deed from James R. Brown, Sr., dated December 22, 2020, recorded January 12, 2021, of record in Instrument No. 20210112-0005009, said Register's Office.

This Quitclaim Deed and Instrument of Correction is for the purpose of correcting and clarifying the legal description of the property previously conveyed in the last deed of record in Instrument No. 20210112-0005009, Register's Office for Davidson County, Tennessee, to be consistent with the plan of record in Instrument No. 20100924-0076274, said Register's Office, being known as Lot 2 on said Plan.

This instrument is executed on behalf of James R. Brown, Sr. by James R. Brown, Jr. who has personal knowledge of the property and also who is a conservator for the Grantor by Order, filed March 14, 2024 in the Chancery Court for Maury County, Tennessee at Columbia, Docket No. 24-123.

Description Reference: Described from information contained in recorded plan of record.

This is improved property, known as 6191 Eatons Creek, Joelton, Tennessee 37080.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

WITNESS THE EXECUTION HEREOF Grantor has executed this instrument on this 3rd day of January, 2025

GRANTOR:

James R. Brown Sr. James R. Brown

James R. Brown, Sr. by James R. Brown Jr., as Conservator

STATE OF FLORIDA
COUNTY OF Sarasota

The undersigned, a Notary Public in and for said County, in said State, does hereby certify that **James R. Brown, Jr.** whose name is signed to the foregoing deed and who is known to me (or proved to me by satisfactory evidence), to be the person who executed the foregoing instrument on behalf of **James R. Brown, Sr., as his Conservator,** for the purpose therein contained and as the free act and deed of said Principal on the day the same bears date.

Given under my hand this 3rd day of January, 2025.

Sheryll Crum
NOTARY PUBLIC

My Commission Expires: 08/01/2027

SHERYLL LYN CRUM
MY COMMISSION # HH428265
EXPIRES: August 01, 2027

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: -0-.

Affiant

Sworn to and subscribed before me this 7th day of January, 2025.

Notary

My Commission Expires: _____

MARGARET H. TAYLOR
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028

Tennessee Certification of Electronic Document

I, Trudy Milliken, do herby 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 01/07/2025 (date of document).

Affiant Signature

01/07/2025

Date

State of Tennessee

County of Sumner

Sworn and subscribed before me by Trudy Milliken on this 7 day of January, 2025.

Notary's Signature

My Commission Expires: 3/1/25

Notary's Seal

KIM PERRY
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY