Karen Johnson Davidson County
Batch # 1235310 DEEDQC
02/07/2025 01 12 20 PM 2 pgs
Fees $12 00 Taxes $0 00
20250207-0009548

HMS

This Instrument Prepared by:
Bankers Title & Escrow Corporation
3310 West End Avenue, Suite 540
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owner as Follows:	**Send Tax Bill to:**	**Parcel Number:**
The Brown Family Trust 150 4th Ave. N Ste 900-NRRE Nashville, TN 37219	New Owner(s)	05306001900

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the Grantees, the receipt of which is hereby acknowledged, **Marshall Wilson Brown, Co-Trustee of The Brown Family Trust, a Testamentary Trust created under the Last Will and Testament of Gloria Wilson Brown,** the **Grantor** herein, by these presents does hereby **QUITCLAIM** and **CONVEY** unto **Marshall Wilson Brown and Regions Bank, Co-Trustees of The Brown Family Trust, a Testamentary Trust created under the Last Will and Testament of Gloria Wilson Brown,** the **Grantee** herein, its successors and assigns, all of its right, title, and interest in and to the following described real property in Davidson County, Tennessee:

Being Lot No. 43 on the Plan of Fairway Subdivision, Section II, as of record in Book 2900, Page 100, Register's Office for Davidson County, Tennessee.

Said Lot No. 43 fronts 80 feet on the westerly side of Hurst Drive and runs back between lines, the northerly line being 282.5 feet and the southerly line being 275.9 feet, to a line in the rear measuring 178.02 feet thereon.

Being the same property conveyed to Gloria W. Brown, by Warranty Deed from Jack D. Brown, of record in Instrument No. 20090528-0049207, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Jack D. Brown, as Co-Trustee of the Brown Family Trust, by Personal Representative Deed from Jack D. Brown, Personal Representative under the Will of Gloria W. Brown, dated February 10, 2012 and recorded on February 14, 2012, in Instrument No. 20120214-0012893, Register's Office for Davidson County, Tennessee. Jack D. Brown died on July 14, 2020, leaving Marshall Wilson Brown as the surviving Co-Trustee of the Brown Family Trust, a Testamentary Trust created under the Last Will and Testament of Gloria Wilson Brown.

This conveyance is made subject to all restrictions, easements, rights of way, covenants, and conditions contained in the deeds forming the chain of title to this property.

This instrument prepared based upon information provided by Grantor. No title search has been conducted pursuant to the execution of this Quitclaim Deed.

This is real property known as: 208 Hurst Dr., Old Hickory, TN 37138.

IN WITNESS WHEREOF, the undersigned has executed this instrument on the 2nd day of December, 2024.

The Brown Family Trust

By: _____
Marshall Wilson Brown
Its: Co-Trustee

STATE OF TN)
COUNTY OF Davidson)

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within named **Marshall Wilson Brown,** who acknowledged themselves to be **Co-Trustee** of **the Brown Family Trust**, the within named bargainor, 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 by signing as **Co-Trustee** of **the Brown Family Trust.**

Witness my hand and official seal this the 2 day of December, 2024.

_____
Notary Public

BEN ZEIDMAN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires June 2, 2026

My Commission Expires: 6-2-2025

STATE OF TENNESSEE
COUNTY OF Williamson

The Actual Consideration or Value, whichever of greater, for this transfer is $0.00.

_____
Affiant

Subscribed and sworn to before me this 2 day of December, 2024.

_____
Notary Public

My Commission Expires:

HILLARY MONROE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-8-2028