Karen Johnson — Davidson County
Batch # 1235312 DEEDQC
02/07/2025 01 13 44 PM 2 pgs
Fees $12 00 Taxes $0 00
20250207-0009550

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:
The Brown Family Trust
150 4th Ave. N Ste 900-NRRE
Nashville, TN 37219

Send Tax Bill to:
New Owner(s)

Parcel Number:
063040A01200CO

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. 47 on the Final Plat of Cleveland Hall Subdivision, Phase Three, a Planned Unit Development, of record in Instrument No. 20060106-0002332, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Jack Dean Brown and Marshall Wilson Brown, Co-Trustees of The Brown Family Trust, by Warranty Deed from Infinity Homes, Inc., dated March 31, 2016 and recorded on April 4, 2016, in Instrument No. 20160404-0031738, Register's Office for Davidson County, Tennessee. Jack Dean 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. The Probate Action for the Estate of Gloria Wilson Brown is lodged in Case No. 11P858, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division at Nashville. The Probate Action for the Estate of Jack Dean Brown is lodged in Case No. 20P1503, in the Seventh Circuit Court for Davidson County, Tennessee Probate Division.

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: 1540 Stokley Lane, 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
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.

Tracy Perry
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