Karen Johnson Davidson County
Batch# 1248427 DEEDQC
03/20/2025 10:09:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250320-0020317

THIS INSTRUMENT PREPARED BY:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Subscribed and sworn to before me this 18 day of March, 2025.

NOTARY PUBLIC

My Commission Expires: _____

RUSSELL J. MCCANN TENNESSEE NOTARY PUBLIC My Comm Exp. 06/14/25 COUNTY OF WILLIAMSON

Address New Owners as Follows:
Rebecca M. Husi
4812 Milner Drive,
Nashville, TN 37211

Send Tax Bills To:
New Owner

Map-Parcel:
147-06-0-113.00

QUITCLAIM DEED

In consideration of ten and NO/100 dollars ($10.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **David R. Brown,** Grantor, hereby quitclaims and conveys all of his undivided right, title and interest in the hereinafter described properties to **Rebecca M. Husi,** Grantee. Said properties being described as:

Land in Davidson County, Tennessee, being Lot No. 20 on the Plan of Section One (Revised), Caldwell Hall of record in Book 2900, Pages 57, 58 and 59, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to David R. Brown, an unmarried man, by Warranty Deed from Andrew D. Jordan and Lydia J. Jordan, husband and wife, of record in Instrument No. 20240607-0042829, dated June 7, 2024, Register's Office for Davidson County, Tennessee

Grantor makes no warranties as to the state of the title to the property but acquits any claim that Grantor has to said property and for that purpose thereof, makes this conveyance to Grantee.

This instrument has been prepared based solely upon information provided by the parties, and without the benefit of a title search.

IN WITNESS WHEREOF, the said parties hereto have hereunto set their signatures on this the 18th day of March, 2025.

David R. Brown

STATE OF TENNESSEE

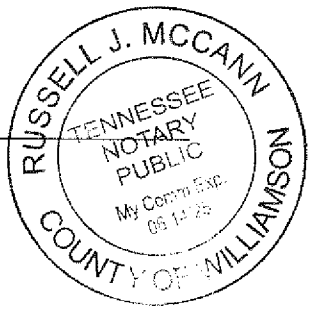
COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David R. Brown, with whom I am personally acquainted, (or whose identity was proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument for the purposes therein contained.

Witness my hand and seal, at office, this 18th day of March, 2025.

Notary Public

My Commission Expires:



Certificate of Authenticity

I, Russell J. McCann, 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

3-18-25
Date

Affiant Signature

3/18/25
Date

State of Tennessee
County of Williamson

Sworn to and subscribed before me this 18 day of March, 2025.

Notary's Signature

My Commission Expires: _____
Date

Notary's Seal (if on paper)

ANNA N. DOLAN
TENNESSEE NOTARY PUBLIC
My Comm Exp. July 17, 2026
COUNTY OF WILLIAMSON