REGISTER'S USE ONLY:

Karen Johnson Davidson County
Batch# 1249237 DEEDQC
03/21/2025 02:24:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20250321-0021474

OATH: I, the undersigned affiant, do hereby swear or affirm that the actual consideration for transfer or the value of the property being transferred, whichever is greater, is $0.00. Exempt Transfer Pursuant to TCA 67-4-409.

AFFIANT

SWORN TO AND SUBSCRIBED BEFORE ME THE UNDERSIGNED THIS 21 DAY OF March 2025.

SEAL

NOTARY PUBLIC
COMMISSION EXPIRES:

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

THIS INSTRUMENT PREPARED BY:
Foundation Title & Escrow
Commercial Services Division
277 Mallory Station Rd., Suite 102
Franklin, TN 37067

SEND TAX BILLS TO:
Elizabeth Gibson-Brown
902 Huntington Circle
Nashville, TN 37215

NEW OWNER:
Elizabeth Gibson-Brown
902 Huntington Circle
Nashville, TN 37215

QUITCLAIM DEED

THE PREPARER OF THIS INSTRUMENT MAKES NO REPRESENTATIONS OR CERTIFICATIONS AS TO THE CONDITION OF TITLE TO THE ABOVE-DESCRIBED PROPERTY AND HAS PREPARED THIS INSTRUMENT BASED SOLELY UPON INFORMATION PROVIDED BY THE PARTIES. FURTHER THE PREPARER OF THIS INSTRUMENT HAS NOT ACTED AS "SETTLEMENT AGENT" IN THIS TRANSACTION AS THAT TERM IS DEFINED BY THE INTERNAL REVENUE CODE AS MOST RECENTLY AMENDED. THIS INSTRUMENT IS A QUITCLAIM DEED PURSUANT TO T.C.A 66-5-103(2) MAKES NO REPRESENTATIONS AS TO THE FUTURE IMPLICATIONS OF THE FOREIGN INVESTMENT IN REAL PROPERTY TAX ACT OF 1980 (FIRPTA).

This indenture is made and entered into this 21st day of March, 2025 between MARK RANDALL BROWN (hereinafter referred to as "GRANTOR") and ELIZABETH GIBSON-BROWN (hereinafter referred to as "GRANTEE").

For and in consideration of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, cash in hand paid, Grantor does by these presents, release, remise and convey unto Grantee, all of Grantor's right, title and interests, marital or otherwise, in and to the following described tract or parcel of real property:

Land in Davidson County, Tennessee and being Lot No. 139 on the Plan of Burton Hills Village of Huntington – Tract 10, a Planned Unit Development,, as shown on a map of record in Book 6250, Page 612, as revised in Book 6637, Page 717, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Mark Randall Brown and Elizabeth Gibson-Brown, wife and husband, by Quitclaim Deed from Mark Randall Brown dated November 16, 2005 and filed November 22, 2005 of record in Instrument No. 20051122-0140793, Register's Office for Davidson County, Tennessee. See also Warranty Deed to Mark Randall Brown of record in Book 11368, Page 171, Register's Office for Davidson County, Tennessee

TAX PARCEL # 131-06-0C-027.00

The real property conveyed hereby is ☑ improved ☐ unimproved with a property address of: 902 Huntington Circle, Nashville, TN 37215.

In the event of a discrepancy between the property address, tax parcel number and the legal description, the legal description shall control.

The above-described property is the same property contained in the prior deed and no new survey is available.

In Witness Whereof, Grantor has set its hand(s) the date first above-written.

MARK RANDALL BROWN

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned authority, a Notary Public in and for the aforesaid state and county, personally appeared MARK RANDALL BROWN, to me known to be the person(s) described therein (or who proved to me to be the same on a satisfactory basis) and who acknowledged that the foregoing instrument was executed for the purposes therein contained.

Witness my hand and seal at office in the aforesaid state and county this 21st day of March, 2025.

SEAL

PATRICIA D. CAVITT
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

NOTARY PUBLIC
COMMISSION EXPIRES:_____

Certificate of Authenticity

I, Mandy Mayhor, 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

March 21, 2025.

Date

Mandy Mayhor

Affiant Signature

March 21, 2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before me this 21st day of March, 2025.

PATRICIA D. CAVITT
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 03-03-2026

Notary Signature

My Commission Expires: _____