This Instrument Prepared By and
When Recorded Please Return to:

John C. Bobbitt
101 Springhouse Ct., Suite 202
Hendersonville, TN 37075

Karen Johnson Davidson County
Batch# 1260058 DEEDQC
04/15/2025 09:05:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20250415-0028451

QUITCLAIM DEED

Address of New Owner:	Send Tax Bills To:	Map & Parcel:
Timothy Joe Brown & Nancy Wingate Brown, Trustees The Brown Family Living Trust 609 Barlin Drive Nashville, TN 37221	NEW OWNER	142 10 0B 080.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency of which are hereby irrevocably acknowledged, **Timothy Brown and Nancy Brown, married to each other** "the Grantors," conveys and quitclaims unto **Timothy Joe Brown and Nancy Wingate Brown, Trustee of The Brown Family Living Trust** "the Grantee," all of Grantors' interest in the following described real estate in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 80 on the Plan of Belle Pointe, a Planned Unit Development, Phase Two of record in Plat Book 6250, Pages 797 and as established by Declaration of Covenants, conditions and restrictions of record in Book 6689, Page 772, amendments of record in Book 6702, Page 409, in Book 6775, Page 774 made applicable to Phase II of record in Book 6770, Page 814, in Book 6862, Page 292, amendments of bylaws of record in Book 7409, Page 224, in Book 7851, Page 215, in Book 9319, Page 443 and in Instrument No. 20020130-0013252, 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 by Warranty Deed from Chase Wood and Heidi Sizemore Wood (f/k/a Heidi Sizemore), husband and wife to Emily E. Walter, a single woman, recorded October 1, 2018, as Instrument No. 20181001-0097105 in Davidson County, Tennessee Register of Deeds.

ALSO BEING the same property conveyed by Warranty Deed from Emily E. Walter, a single woman, to Timothy Brown and Nancy Brown, married to each other, recorded on _____ ____, 2025, as Instrument No. 202504150028449 _____ in Davidson County, Tennessee Register of Deeds.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been prorated as of the date of closing and assumed by the Grantee herein.

GRANTORS, BY EXECUTION OF THIS QUITCLAIM DEED, AND GRANTEE, BY ACCEPTANCE OF AND/OR FILING OF THIS QUITCLAIM DEED, HEREBY ACKNOWLEDGE THAT THIS DEED WAS PREPARED FROM INFORMATION FURNISHED BY THE PARTIES INVOLVED, AND PREPARER

MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE OR ACCURACY OF THE LEGAL DESCRIPTION HEREIN AND THAT NO TITLE INSURANCE IS BEING PROVIDED.

IN WITNESS WHEREOF, Grantors have executed this Quitclaim Deed on the 11th day of April, 2025.

_____(SEAL)
Timothy Brown

Nancy Brown (SEAL)
Nancy Brown

STATE OF TENNESSEE)
COUNTY OF Williamson)

Personally appeared before me, a Notary Public in and for said State and County, **Timothy Brown and Nancy Brown**, the within named Grantors, 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.

WITNESS my hand and official seal this 11th day of April, 2025.

_____
Notary Public
My commission expires: 2/17/27

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is **$0.00**.

_____
(Affiant)

_____
Notary Public My commission expires: 2/17/27

CASSIE LOVVORN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

202504150028451

Certificate of Authenticity

I, Joshua A. Terry, 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 4/11/2025.

Affiant Signature – Joshua A. Terry

4/14/2025

Date

State of Tennessee

County of Williamson

Sworn to and subscribed before on 4/14/2025.

Notary Public

KATHLEEN WILLIAMS
TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

My Commission Expires: 5-10-27