Karen Johnson
Batch # 1276246
05/22/2025 08 46 55 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250522-0040241

JORDAN ROGERS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-9-2027

THIS INSTRUMENT PREPARED BY:

Chapman & Rosenthal Title, Inc.
10 Burton Hills Blvd
Suite 130
Nashville, TN 37215

No title search was performed in preparation of this Quitclaim Deed.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is: $0.00.

Affiant

Subscribed and sworn to before me, this 12th day of March, 2025.

Notary Public
My Commission Expires: 11/9/2027

QUITCLAIM DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Brown-Davis Land Trust P.O. Box 121147 Nashville, TN 37212	New Owner	Map/Parcel: 041-02-0-008.00

FOR AND IN CONSIDERATION of Ten Dollars ($10.00) and other good and valuable consideration, the receipt of all of which is hereby acknowledged, **JOSHUA BROWN DAVIS AND RACHEAL LYNN DAVIS, husband and wife** (hereinafter collectively referred to as the "Grantor") do hereby quitclaim, transfer and convey to the **BROWN-JAMES LAND TRUST, dated January 24, 2024, as amended** (hereinafter referred to as the "Grantee"), and its beneficiaries and assigns, all of their rights, title and interest in the real property in the County of Davidson, State of Tennessee, and more particularly described as follows:

Land in in the 3rd Civil District of Davidson County, Tennessee, being Lot No. 8 on the Plan of Breckenridge Valley, of record in Book 4460, page 167, 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 Joshua Brown Davis and Racheal Lynn Davis, husband and wife, by Warranty Deed from James F Carroll and wife, Sandra Lynne Carroll, dated February 2, 2024 and recorded on February 6, 2024, of record in Instrument No. 20240206-0008380, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1312 Valley Trail, Whites Creek, Tennessee 37189.

Grantor covenants that it is lawfully seized and possesses said real property in fee simple, has a good right to convey it, and that the same is conveyed with any liens, restrictions, conditions and easements currently of record. However, this instrument was prepared without the benefit of

a title search. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 12 day of March, 2025.

GRANTOR:

JOSHUA BROWN DAVIS

RACHEAL LYNN DAVIS

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joshua Brown Davis and Racheal Lynn Davis, with whom I am personally acquainted, and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand, at Office, this 12th day of March, 2025.

Notary Public

My Commission Expires: 11/8/2027

JORDAN ROGERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 11-8-2027