Karen Johnson
Batch # 1280109
06/02/2025 08 58 35 AM
Fees $12 00 Taxes $0 00

Davidson County
DEEDQC
2 pgs

20250602-0042929

This Instrument was prepared from information furnished by the parties without the benefit of a title examination.

This instrument prepared by.

Name Jeffrey S. Strickland, Esq.
Firm· Strickland Law, PLLC
Address: 3200 West End Avenue, Suite 500
Nashville, Tennessee 37203
Phone Number: 615-739-6746

Address/Owners:	Send Tax Bills To:	Map Parcel
Martha L. Brown Revocable Trust	Chase Manhattan Mortgage	173 01 0 056.00
429 Carl Miller Drive	5409 Maryland Way, Suite 202	
Antioch, Tennessee 37013	Brentwood, Tennessee 37027	

QUITCLAIM DEED

FOR AND IN CONSIDERATION OF the sum of One Dollar and 00/100 ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, Martha L. Brown, fka Martha Champion ("Grantor"), does hereby convey and quitclaim unto the Martha L. Brown Revocable Trust ("Grantee"), all rights, title and interest in and to the following described tract or parcel of land located in Davidson County, Tennessee, and more particularly as follows:

Being Lot No. 362 on the Plan of Section 1, Monte Carlo Estates, of record in Plat Book 4675, Page 68, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

In accordance with Tennessee Code Annotated Section 66-24-121, the foregoing legal description is the same as in the previous deed of record.

Being the same property conveyed to Martha Champion, by Warranty Deed from Gregory B. Mazzei and wife, Nancy Karen Mazzei, of record as Instrument No. 20021127-0147425, Register of Deeds' Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.

This is improved property known as 429 Carl Miller Drive, Antioch, Tennessee 37013.

This conveyance is made subject Restrictive Covenants of record in Book 4781, Page 858, Register's Office for Davidson County, Tennessee, all matters appearing on the Plan of record in Plat Book 4765, Page 68, said Register's Office, and to all existing easements and restrictions as

shown of record, and all property taxes.

IN TESTIMONY WHEREOF, I have hereunto set my hands this 14th day of May, 2025.

Martha L. Brown fka Martha Champion

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, appeared Martha L. Brown fka Martha Champion, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal this 14th day of May, 2025.

Notary Public

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

My commission expires: July 3, 2028

I hereby swear or affirm that the actual consideration for this transfer is $0.00.

Martha L. Brown fka Martha Champion

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Sworn and subscribed before me this 14th day of May, 2025.

Notary Public

JEFF STRICKLAND STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 07-03-2028

My commission expires: July 3, 2028