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

Davidson County
DEEDQC
2 pgs

20250602-0042930

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
James M. Brown Revocable Trust	New Owner	060 01 0 023.00
429 Carl Miller Drive		
Antioch, Tennessee 37013		

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, James M. Brown ("Grantor"), does hereby convey and quitclaim unto the James M. 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:

Land in Davidson County, Tennessee, being Lot No. 17 on the Map of Aldrich Heights, Section II, of record in Book 2133, Page 128, Register's Office for Davidson County, Tennessee, to which 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 James M. Brown and wife, Robin C. Brown, by Deed from William C. Gifford and wife, Sue D. Gifford, dated July 28, 1981, of record in Book 5776, Page 19, Register of Deeds' Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description. Robin C. Brown having died on October 17, 2019, leaving title vested solely to James M. Brown.

This is improved property known as 454 Ewing Lane, Nashville, Tennessee 37207.

This conveyance is subject to all easements, restrictive covenants and conditions and other matters of record, including all matters set out on any applicable plat of record, any and all

governmental and zoning regulations, and any and all property taxes, existing liens, encumbrances, restrictions, titles, and interests.

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

James M. Brown

STATE OF TENNESSEE)
) ss
COUNTY OF DAVIDSON)

Before me, the undersigned Notary Public in and for the County and State aforesaid, appeared James M. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he 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.

James M. Brown

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