MAXIMUM PRINCIPAL INDEBTEDNESS FOR TENNESSEE RECORDING TAX PURPOSES IS
$ -0-

This Document Prepared By:
Cathy Brown
101 Shelby St.
Old Hickory, TN. 37138
615-513-2496

Karen Johnson Davidson County
Batch# 1280785 DEEDQC
06/03/2025 11:13:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250603-0043468

Recording requested by: Cathy Brown

When recorded, mail to:
Name: Cathy Brown
Address: 101 Shelby St.
City/State/Zip: Old Hickory, TN 37138

Space above reserved for use by Recorder's Office

Document prepared by:
Name Cathy Brown
Address 101 Shelby St
City/State/Zip Old Hickory, TN 37138

Property Tax Parcel/Account Number: 043 080 008 00

Quitclaim Deed

This Quitclaim Deed is made on 4-19-2011, between Michael R. Brown, Grantor, of 807 Lake Bermillion Ct., City of Sidell, State of Louisana 70461 and Cathy Brown, Grantee, of 101 Shelby St., City of Old Hickory, State of TN 37138.

For valuable consideration, the Grantor hereby quitclaims and transfers all right, title, and interest held by the Grantor in the following described real estate and improvements to the Grantee, and his or her heirs and assigns, to have and hold forever, located at 101 Shelby St., City of Old Hickory, State of TN:

See exhibit "A"

Subject to all easements, rights of way, protective covenants, and mineral reservations of record, if any. Taxes for the tax year of 2011 shall be prorated between the Grantor and Grantee as of the date of recording of this deed.

Dated: 4-19-11

Cathy M Brown
Signature of Grantor

Michael R. Brown
Name of Grantor

Signature of Witness #1

Printed Name of Witness #1

Signature of Witness #2

Printed Name of Witness #2

State of Tennessee County of Davidson

On April 19, 2011, the Grantor, Kathy Brow and Michael Brown personally came before me and, being duly sworn, did state and prove that he/she is the person described in the above document and that he/she signed the above document in my presence.

Chad Bryson
Notary Signature

Notary Public,
In and for the County of Davidson State of Tennessee
My commission expires: 7-7-2014

CHAD BRYSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
Seal

Send all tax statements to Grantee.

EXHIBIT "A"

Land in the 4TH Civil District, (Currently 11TH Councilmanic District)of Davidson County, 4Tennessee, to wit:

Tract No. 7 on the unrecorded plan of H. A. Youngblood's Subdivision, described according to a copy of a map made by Cantrell & Morrison, dated May 1954, as follows:

Beginning at a point in the Northwesterly margin of Shelby Street, at the common corner of Lots 4 and 7; thence with the line of Lots 4, 5, 6, North 47 degrees, 47 minutes West 167.5 feet to a point; thence South 43 degrees, 01 minutes West 54.1 feet in the corner of Lot 8; thence with the line between Lots 7 and 8 South 44 degrees 17 minutes East 164.8 feet to the Northwesterly margin of Shelby Street; thence with the margin of same, North 45 degrees 43 minutes East 64.1 feet to the point of beginning.

Being the same property conveyed to Michael R. Brown and Cathy M. Brown, husband and wife, by deed from David Cook, dated February 23, 2007, and of record as Instrument #20070302-0025960, Register's Office for Davidson County, Tennessee.

Michael R. Brown and Cathy M. Brown having since divorced, Davidson County Circuit Ct. Case #10D-188.

The above description is the same as in the previous deed of record.

This Property is Known as:
101 Shelby St.
Old Hickory, TN. 37138

Tax Map / Parcel
#043 08 0 / 008.00

CERTIFICATE of AUTHENTICITY

I, **Leroy Johnston Ellis, IV** do hereby make oath that I am an Attorney licensed in the State of Tennessee, Bar # 017968, and 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 April 19 2011.

Leroy Johnston Ellis, IV, Affiant

June 3, 2025
Date

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Sworn to and subscribed before me this 3 day of June, 2025.

Cheryl Denise Whitfield
NOTARY PUBLIC

My Commission Expires: 09/05/2028

SEAL
CHERYL DENISE WHITFIELD
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

This Certificate Prepared by:
Johnny Ellis, Attorney-at-Law
3844 Old Hickory Blvd.
Old Hickory, TN. 37138
(615) 847-2000
Johnny@LJELAW.com