Karen Johnson Davidson County
Batch # 1284049 DEEDQC
06/13/2025 08:54:10 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20250613-0045872

THIS INSTRUMENT PREPARED BY:
Southland Law Group, PLLC
216 Centerview Dr. #360
Brentwood, TN 37027

NEW OWNER:
The Brown Family Trust
1973 Hawks Nest Dr.
Hermitage, TN 37076

SEND TAX BILLS TO:
NEW OWNER

MAP/PARCEL:
098-06-0A-257.00CO

This instrument was drafted from information furnished by the parties. No representation or warranty is made by the preparer as to the accuracy of anything set forth herein. The parties have waived performance of a title search, title opinion letter or title insurance by the preparing attorney.

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS that we, **Lawrence P. Brown and Deborah K. Brown, husband and wife,** for and in consideration of Ten and no/100's ($10.00), cash in hand paid, the receipt of which is hereby acknowledged, have bargained and sold and do hereby convey remise, release and forever quitclaim **unto The Brown Family Trust, Lawrence P. Brown and Deborah K. Brown, Trustees**, all our interest, if any whether marital or otherwise, in and to a certain tract of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 231, on the Final Plat of Phase Two, Section D. Bridgewater, a Planned Unit Development, of record in Instrument No. 200704190047123, Register's Office for Davison County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Lawrence P. Brown and Deborah K. Brown, husband and wife, by Warranty Deed from The Jones Company of Tennessee, LLC, a Missouri limited liability company of record in Instrument No. 201404010026889, Register's Office for Davidson County, Tennessee.

This is improved property known as: 1973 Hawks Nest Drive, Hermitage, TN 37076

This instrument and the interest released and quitclaimed are subject to such limitations, encumbrances, easements and restrictions as may affect the premises.

WITNESS my hand this the 11th day of June, 2025.

Lawrence P. Brown

Deborah K. Brown

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County, appeared **Lawrence P. Brown and Deborah K. Brown**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon their oath(s) acknowledged themselves to be the within named bargainor(s), and that they executed the foregoing instrument of their own free will for the purposes therein set forth.

Witness my hand and official seal on this the 11th day of June, 2025.

Notary Public

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 3/9/2027

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer is $0.00.

Affiant

Sworn to and subscribed before me this the 11th day of June, 2025.

Notary Public

JOHN M. WELLS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My commission expires: 3/9/2027