Karen Johnson Davidson County
Batch# 1305988 DEEDQC
08/05/2025 09:09:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20250805-0061879

This Instrument prepared by:

K. David Bradley, Jr., Esq., Tennessee Bar No. 12873
8845 Leatherwood Road, Salt Lick, Kentucky 40371
Drafted without title search being performed by Scrivener.

Return to: Orange Coast Lender Services, 1000 Commerce Drive, Pittsburgh, PA 15275

Name and Address of New Owner:	Name and Address of Entity Responsible for Payment of Real Property Taxes	Tax Map Parcel No.:
Randy Brown and Jennifer Brown	Randy Brown and Jennifer Brown	044-10-0-009-00
1316 Donelson Avenue	1316 Donelson Avenue	
Old Hickory, TN 37138	Old Hickory, TN 37138	

QUITCLAIM DEED

Exempt Pursuant §67-4-409(a)(4)

KNOW ALL MEN BY THESE PRESENTS THAT:

FOR AND IN CONSIDERATION of the sum of Ten and 00/100 Dollars ($10.00) and other good and valuable consideration, cash in hand paid, the receipt and legal sufficiency of which are hereby acknowledged, RANDY L. BROWN, a married man, hereinafter referred to as "Grantor", whose mailing address is: 1316 Donelson Avenue, Old Hickory, TN 37138, does hereby convey, transfer, remise, release, relinquish and quitclaim unto RANDY BROWN and JENNIFER BROWN, husband and wife, as tenants by the entirety with right of survivorship, hereinafter referred to as "Grantee", whose mailing address is: 1316 Donelson Avenue, Old Hickory, TN 37138, his/her/their heirs and assigns forever, all of Grantor's right, title and interest in and to the following property being situated and located in the County of Davidson, State of Tennessee together with all improvements located thereon, and being more particularly described as follows, to wit:

A certain tract or parcel of land in the Fourth Civil District of Davidson County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 5 on the plan of Section |, Rolling Green Subdivision, Village of Old Hickory, Fourth Civil District, Davidson County, Tennessee, as shown on plan recorded August 21, 1948, in Book 1424, Page 76, in the Register's Office for Davidson County, Tennessee; fronting 90 ft. on Donelson Avenue, to which plan reference is hereby made for a more complete description of said lot.

Tax ID No.: 044-10-0-009-00

BEING the same property conveyed to Grantor herein by Deed recorded in Instrument Number 20120123-0006156, in the Office of the County Register of Deeds for Davidson County, Tennessee.

Statement required by T.C.A. 66-24-121: The foregoing legal description is the same as contained in the previous deed of record.

The above-described property is improved property having a street address of 1316 Donelson Avenue, Old Hickory, TN 37138.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits.

THIS CONVEYANCE is made subject to all easements, and building or use restrictions of record, including, but not limited to, those for public roads and highways, restrictive covenants, utilities, railroads, and pipelines. The conveyance is also subject to all applicable zoning, ordinances, statutes, rules, or regulations, as amended.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 29th day of July, 2025.

RANDY L. BROWN

STATE OF TENNESSEE
COUNTY OF Davidson

I, the undersigned Notary Public, in and for the County and State aforesaid, do hereby certify that RANDY L. BROWN, with whom I am personally acquainted (or who has proved to me their identity on the basis of satisfactory evidence), has, upon oath, acknowledged the same before me and has executed the foregoing instrument for the purpose therein contained, by signing his/her/their name(s), on this 29th day of July, 2025.

Notary Public
My Commission expires: 5/8/2029

SHATIKA BRADY
TENNESSEE
NOTARY
PUBLIC
My Comm. Exp.
COUNTY OF DAVIDSON

VALUATION AFFIDAVIT

I/We, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer is $ 10.00 .

RANDY BROWN

JENNIFER BROWN

Subscribed and sworn to before me this 29th day of July, 2025

Notary Public
My Commission expires: 5/8/2029

SHATIKA BRADY
TENNESSEE
NOTARY
PUBLIC
My Comm Exp
05/08/2029
COUNTY OF DAVIDSON

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION SUPPLIED BY THE PARTIES WITHOUT COUNSEL OR ADVICE AS TO LEGAL CONSEQUENCES, TAX RELATED MATTERS OR ANY MATTER RELATED TO MEDICAID OR TENNCARE BENEFITS. NO TITLE EXAMINATION OR SETTLEMENT HAS BEEN PERFORMED BY PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN THAT THIS DEED HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED AND THE SAME SHALL NOT BE RESPONSIBLE FOR ANY MATTER THAT COULD HAVE BEEN RESOLVED BY A TITLE EXAMINATION, SETTLEMENT, LEGAL AND/OR TAX RELATED COUNSEL.

Tennessee Certification of Electronic Document

I, Mikayla Morgan, do hereby make oath that I am a licensed attorney and/or the 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 07/29/2025 (date of document).

Mikayla Morgan
Affiant Signature

07/29/2025
Date

State of Florida

County of Orange

Sworn to and subscribed before me this 29 day of July 2025.

Hilda Johnson
Notary's Signature

MY COMMISSION EXPIRES: 05/09/2027

NOTARY'S SEAL

HILDA JOHNSON
Notary Public
State of Florida
Comm# HH396031
Expires 5/9/2027