THIS INSTRUMENT WAS PREPARED BY:
**Lamar Moore, Attorney at Law**
102 Hartman Dr, Ste G165
Lebanon, Tennessee 37087

AFTER RECORDING, PLEASE RETURN DOCUMENT AND TAX STATEMENTS TO:
**JEFFREY BROWN AND GWENDOLYN BROWN REVOCABLE LIVING TRUST**
**3123 LAKELAND DR**
**NASHVILLE, TN 37214**

**PREPARER's DISCLAIMER: This instrument is prepared based on information provided by the parties named herein. The service provided is limited to the preparation of this instrument in recordable form only. No title examination or other inspection was requested by the parties or performed by the preparer of this instrument. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the preparer of this instrument to the parties. Further, no legal or tax advice has been requested or provided regarding the legal significance or ramifications regarding the use of this instruments.**

# QUITCLAIM DEED

| Address of New Owners (Grantee): | Send Tax Bills To: | Map & Parcel Number: |
|---|---|---|
| Jeffrey Brown and Gwendolyn Brown Revocable Living Trust<br>3123 Lakeland Dr<br>Nashville, TN 37214 | Same as Grantee | Parcel #: 096 15 0 013.00 |

This Quitclaim Deed (the "Deed") is made effective this 8 day of August, 2025 (the "Effective Date") between Jeffery C. Brown and wife, Gwendolyn E. Brown (the "Grantors"), and **the Jeffrey Brown and Gwendolyn Brown Revocable Living Trust dated August 8, 2025, and any amendment thereto, Jeffrey Brown, Trustee, or any successors in interest (the "Grantee").**

WITNESSETH, that the Grantors, for and in consideration of the sum of $10.00 (United States Dollars) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby quitclaim, convey and release unto Grantee all interest Grantors has, if any, in the real property (the "Property") located in Davidson County, Tennessee, and more particularly described as follows:

Being Lot No. 918 on the Plan of Cloverhill, Section 11, as of record in Book 2663, Page 26, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffrey C. Brown and Richard D. Keller by deed from Henry G. Cisneros, Secretary of Housing and Urban Development dated November 21, 1995 of record in Book 9869, Page 788, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Jeffrey C. Brown and wife, Gwendolyn E. Brown by quitclaim deed from Jeffery C. Brown and Richard D. Keller in **Deed Book 20011212, at Page 0136990,** Register's Office for Davidson County, Tennessee.

---

This conveyance is subject to any and all existing taxes, easements and restrictions as shown of record.

This property is known as **3123 Lakeland Dr, Nashville, TN 37214.** The Deed was recorded in the records of the Register's Office of Davidson County, **Book 20011212, at Page 0136990.**

Witness my hand this 8 day of August, 2025.

Grantor Signature - Jeffrey C. Brown

Grantor Signature - Gwendolyn Brown

STATE OF TENNESSEE
COUNTY OF Davidson

On this day, personally appeared before me, Jeffrey Brown and Gwendolyn Brown, to me known to be the person(s) described in and who executed the within instrument, and acknowledged that they signed the same as their voluntary act and deed, for the uses and purposes mentioned therein. Witness my hand and official seal hereto affixed on this 8 day of August, 2025.

Notary Public:

My Commission Expires: 10/25/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant/Witness

SWORN AND SUBSCRIBED TO BEFORE ME, this 8 day of August, 2025.

Notary Public:

My Commission Expires: 10/25/28

LAMAR MOORE
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Karen Johnson
Batch # 1309506
08/13/2025 09:51:01 AM
Fees: $12.00 Taxes: $0.00

Davidson County
DEEDQC
1 pg

20250813-0064383