THIS INSTRUMENT PREPARED BY:
FREEMAN & BRACEY, PLC.
885 Conference Drive, Suite 500
P. O. Box 527
Goodlettsville, Tennessee 37070
615-859-1328

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value whichever is greater, for this transfer is **$0.00.**

Subscribed and sworn to before me this 30th day of September, 2025.

Caitlyn B Runnels
Notary Public

Affiant

My Commission Expires: 6/7/28

CAITLYN B RUNNELS
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

QUITCLAIM DEED

Address New Owner(s)	Send Tax Bills To:	Map-Parcel
Michael W. Brown, Jr. 5115 Tranham Rd Nashville, TN 37189	Same as new owner	**030-00-0-252.00**

FOR AND IN CONSIDERATION of One Dollar ($1.00), cash in hand paid, the receipt of which is hereby acknowledged, **MIRANDA REDIKER, individually and MIRANDA REDIKER in her capacity as Personal Representative of the Estate of Michael Wayne Brown**, by these presents does hereby quitclaim and convey unto **MICHAEL WAYNE BROWN, JR., a/k/a MICHAEL WAYNE BROWN, II**, and their successors, heirs, and assigns, all its rights, title and interest in and to the following described tract of land located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, as follows:

Being Tract 2 consisting of 5.87 acres as shown on a plan for the subdivision of the Michael Brown property and described as follows: Beginning at the South corner of the Michael Brown property, said point being at common corner with the Jimmy P. Burton property on the property line of the Gary L. Adams property; Thence along the Brown and Adams common property line North 20 degrees 29 minutes 08 seconds East a distance of 485.68 feet; thence South 73 degrees 16 minutes 39 seconds a distance of 98.00 feet; thence North 24 degrees 55 minutes 35 seconds East a distance of 150.00 feet; thence South 73 degrees 16 minutes 39 seconds East a distance of 338.29 feet to a point at a common corner of the Brown and Jimmy Burton Property; thence along the common property line of Brown and Burton South 24 degrees 50 minutes 49 seconds West a distance of 648.89 feet to the point of beginning.

Together with grantors' rights, title and interest in and to a sixteen foot wide easement for ingress/egress as more particularly set forth in the instrument of record in Deed Book 9183, Page 179 in the Register's Office for Davidson County, Tennessee, and in and to a sixteen foot wide easement for ingress, egress and regress as more particularly set forth in the instrument of record in Deed Book 10288, Page 310 in the said Register's Office.

Karen Johnson Davidson County
Batch# 1330268 DEEDQC
10/03/2025 02:19:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251003-0079123

Being a portion of the same property conveyed to Michael W. Brown and wife, Jamie K. Brown by Warranty deed from Louis L. White and wife, Peggy Ann White, and Chris White and wife, Alane P. White of record in Book 10288, page 314, Register's Office for Davidson County, Tennessee, dated December 10, 1996 and recorded on December 12, 1996.

Being the same property conveyed to Chrystal Trawick, Trustee, and within said deed Chrystal Trawick conveys said property to Michael W. and Jamie K. Brown, by Quitclaim Deed from Michael W. Brown and Jamie K. Brown of record in Instrument No. 20000918-0092403 Register's Office for Davidson County, Tennessee, dated September 17, 2000 and recorded on September 18, 2000.

Being the same property conveyed to Barbara Morgan by Quitclaim Deed from Michael W and Jamie K. Brown of record in Instrument No. 20050322-0030885 Register's Office for Davidson County, Tennessee, dated March 16, 2005 and recorded on March 22, 2005.

Being the same property conveyed to Barbara Morgan by Quitclaim Deed from Michael W. Brown and Jamie K. Brown as re-recorded in Instrument No. 20050407-0038290, Register's Office for Davidson County, Tennessee.

Being the same property further conveyed to Michael W. Brown and Jamie K. Brown by Quitclaim Deed from Barbara Morgan of record in Instrument No. 20230228-0014078 Register's Office for Davidson County, Tennessee, dated May 01, 2005 and recorded on February 28, 2023. The said Michael W. Brown having since died intestate on or about August 12, 2017. For further reference, see Affidavit of Heirship of record in Instrument No. 202510030079122, said Register's Office. The Estate of Michael Wayne Brown being administered in the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) under Docket No. 17P1550.

Jamie K. Brown, an unmarried woman further conveyed her interest to Michael W. Brown II, a/k/a Michael W. Brown Jr., unmarried by Quitclaim Deed of record in Instrument No. 20230724-0056582 Register's Office for Davidson County, Tennessee, dated July 19, 2023 and recorded on July 24, 2023.

This is property is commonly known as: 5115 Tranham Road, Nashville, TN 37189.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

Witness my hand this 30th day of September 2025, the bargaining party, having caused my name to be signed hereto on said day and date.

MIRANDA REDIKER

STATE OF TENNESSEE
COUNTY OF Cheatham

Personally appeared before me, Caitlyn Runnels, a Notary Public in and for said County and State, **MIRANDA REDIKER,** the within named Bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Whites Creek [City], Tennessee this the 30th day of September, 2025.

Caitlyn B Runnels
NOTARY PUBLIC

CAITLYN B RUNNELS
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

ESTATE OF MICHAEL WAYNE BROWN

MIRANDA REDIKER, Personal Representative

STATE OF TENNESSEE
COUNTY OF Cheatham

On this 30th day of September, 2025, before me, Caitlyn Runnels, personally appeared **Miranda Rediker, Personal Representative of the Estate of Michael Wayne Brown Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (Docket No. 17P1550)** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained and who further acknowledged that they are the Personal Representative(s) of the **Estate Michael Wayne Brown, as appointed by the Seventh Circuit Court for Davidson County, Tennessee (Probate Division) (Docket No. 17P1550),** and is authorized to execute this Instrument as the Personal Representative(s) on behalf of said Estate.

Witness my hand and official seal at Whites Creek, Tennessee this the 30th day of September, 2025.

My Commission Expires: 6/7/26

Caitlyn B Runnels
NOTARY PUBLIC

CAITLYN B RUNNELS
TENNESSEE NOTARY PUBLIC
COUNTY OF CHEATHAM

Tennessee Certification of Electronic Document

I, Shea McCauley, 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 9/30/2025 (date of document).

Affiant Signature

Date: 10/03/2025

State of Tennessee
County of Rutherford

Sworn to and subscribed before me this October 3, 2025.

Notary's Signature

MY COMMISSION EXPIRES: 6-14-29

