Karen Johnson Davidson County
Batch # 1336104 DEEDQC
10/20/2025 03:51:25 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251020-0083489

This Instrument Prepared By:
Travenia A. Holden
Holden Law Office
229 West Main Street
Lebanon, TN 37087

QUITCLAIM DEED

ADDRESS OF NEW OWNER:
Lauren Brown
578 Rockborough Drive
Stone Mountain, GA 30083

SEND TAX BILLS TO:
Same

MAP/PARCCEL NO:
58-11-17

FOR AND IN CONSIDERATION of the sum of Zero and No/Dollars ($0.00) and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Lauren Brown (formerly Lauren E. Fraizer), Trustee of the Carl A. Brown, Sr. Living Trust (hereinafter referred to as "Grantor") does hereby assign, transfer, convey, and quitclaim to Lauren Brown (hereinafter referred to as "Grantee"), in her individual capacity, all interest in all rights, title and interest in a certain tract or parcel of land in Davidson County, Tennessee, which is more fully described as follows:

BEING Lot No. 82 on the Plan of Gold Key Addition, Section One, as of record in Plat Book 4675, Page 15, Register of Deeds Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description.

BEING the same property conveyed by Cumberland Builders, Inc., a Tennessee corporation, to Carl A. Brown, Sr. and wife, Carrie W. Brown, by deed of record in Book 7597, Page 204, Register of Deeds Office for Davidson County, Tennessee.

BEING the same property conveyed by Carl A. Brown, Sr., a single person, Carrie W. Brown predeceased him, to Carl A. Brown, Sr. and Lauren E. Frazier, Co-Trustees for the Carl A. Brown, Sr., Living Trust by quitclaim deed of record in Instrument Number 20160323-0027351 dated March 18, 2016 and recorded on March 23, 2016.

This is improved property located at 4217 Hallmark Road, Nashville, Tennessee 37218.

THIS PROPERTY IS TRANSFERRED "AS IS" WITH NO WARRANTY OF ANY TYPE

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

Lauren Brown (formerly Lauren E. Frazier),
Trustee of the Carl A. Brown, Sr. Living Trust, Grantor

Lauren Brown, Grantee

STATE OF TENNESSEE)
COUNTY OF WILSON)

We hereby swear or affirm that to the best of our knowledge, information, and belief, the actual consideration of this conveyance, per T.C.A. 67-4-409(a)(C)(vi) is $0.

LAUREN BROWN (formerly Lauren E. Frazier),
Trustee of the Carl A. Brown, Sr. Living Trust,
Grantor

LAUREN BROWN, Grantee

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lauren Brown (formerly Lauren E. Frazier), Trustee of the Carl A. Brown, Sr. Living Trust, Grantor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October 2025.

JULIA DENBY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: 11-08-2028

STATE OF TENNESSEE)
COUNTY OF WILSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Lauren Brown, Grantee, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that she executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 16th day of October 2025.

JULIA DENBY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: 11-08-2028

I hereby swear or affirms that the actual consideration given for this transfer is $0.00

AFFIANT

Sworn to and subscribed to before me this 16th day of October 2025.

JULIA DENBY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

NOTARY PUBLIC
My Commission Expires: 11-08-2028