Karen Johnson Davidson County
Batch# 1342234 DEEDQC
11/05/2025 11:37:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20251105-0088206

This Instrument Prepared By:
Sherrard Roe Voigt & Harbison, PLC (CLL)
1600 West End Avenue, Suite 1750
Nashville, Tennessee 37203

QUITCLAIM DEED

Address New Owners:
Douglas H. Brown, Co-Trustee
Susan F. Brown, Co-Trustee
Brown Community Property Trust
3700 Central Avenue
Nashville, TN 37205

Send Tax Bills To:
same

Map/Parcel Number:
104 09 0 014.00

FOR GOOD AND VALUABLE CONSIDERATION, the receipt and sufficiency of which are hereby acknowledged, the undersigned, Douglas Harrison Brown and wife, Susan Findley Brown (the "Grantors"), do hereby quitclaim, transfer and convey all their right, title and interest in and to the following described property to Douglas H. Brown and Susan F. Brown, Co-Trustees, and their successors in trust, of the Brown Community Property Trust dated November 5, 2025, a Tennessee community property trust, (the "Grantee"), said property being a tract or parcel of land in Davidson County, State of Tennessee, and any improvements thereon (the "Property"), more particularly described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 239 and 240 on the Plan of Richland Realty Company's Second Subdivision "B" of record in Book 332, page 92, Register's Office for said County, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Douglas Harrison Brown and wife, Susan Findley Brown, by Warranty Deed from Stephen W. Sirls, unmarried, dated September 17, 1998, of record in Book 11116, page 209 in the Register's Office for Davidson County, Tennessee.

The legal description is the same as the previous deed of record.

This is improved property known as 3700 Central Avenue, Nashville, TN 37205.

This Property is being transferred expressly subject to all limitations, restrictions, encumbrances, and other matters of public record that may affect the Property including all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record, including but not limited to the matters shown on the Plan of record in Book 332, page 92, in the Register's Office for Davidson County, Tennessee.

Trustee shall have full authority and discretion to convey, improve, lease, encumber, or in any other manner deal with and administer the Property, without the approval of any court, the joinder of any beneficiary, or the disclosure of the identity of any beneficiary of the Trust.

The purpose of this conveyance is to vest title to the Property in the name of the Brown Community Property Trust dated November 5, 2025, a Tennessee Community Property Trust, as community property, and to dissolve the tenancy by the entirety interest of Douglas Harrison Brown and wife, Susan Findley Brown, pursuant to T.C.A §35-17-105(a).

IN WITNESS WHEREOF, the Grantors have executed this instrument to be effective as of the 5 day of November, 2025.

Douglas Harrison Brown, Grantor

Susan Findley Brown, Grantor

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Douglas Harrison Brown, Grantor, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained.

WITNESS my hand and seal at office in Nashville, Tennessee, this 5 day of November, 2025.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, a Notary Public in and for the County and State aforesaid, personally appeared Susan Findley Brown, Grantor, the within named bargainor, 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 seal at office in Nashville, Tennessee, this 5 day of November, 2025.

Notary Public

My Commission Expires: May 8, 2029

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STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

This transfer is exempt from taxation pursuant to T.C.A. § 67-4-409(a)(1)(C)(vi).

Douglas Harrison Brown, Affiant

Subscribed and sworn to before me this 5 day of November, 2025.

Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE
NOTARY
PUBLIC
My Comm. Expires
May 08, 2029
COUNTY OF DAVIDSON

CERTIFICATE OF AUTHENTICITY

I, Carla L. Lovell, 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 November 5, 2025.

Carla L Lovell
Carla L. Lovell

11-5-2025
Date

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 5 day of November, 2025.

Erica L Martin
Notary Public

My Commission Expires: May 8, 2029

ERICA L. MARTIN
TENNESSEE NOTARY PUBLIC
My Comm. Expires May 08, 2029
COUNTY OF DAVIDSON