QUITCLAIM DEED

CORTLYN STOKES NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY My Commission Expires 11-08-2028

MM QCD 25 1508

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $0 00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF November 2025

Notary Public

MY COMMISSION EXPIRES _____ (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy and Partners, PLLC
2012 21st Avenue S
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS	SEND TAX BILLS TO	MAP / PARCEL NUMBER (S)
Conner A Browne and wife, Shandra Shaw, and Zandra Watson	**Same As New Owner**	
(NAME)	(NAME)	
1508 Water Oak Ct,		**165 14 0 165 00**
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, **CONNER A BROWNE AND WIFE, SHANDRA SHAW,** hereinafter called the Grantor(s), by these presents do/does hereby convey, assign and quitclaim unto **CONNER A BROWNE AND WIFE, SHANDRA SHAW AND ZANDRA WATSON AS TENANTS IN COMMON WITH RIGHTS OF SURVIVORSHIP** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, all Grantor's right, title and interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit

Being Lot No 270 of Peppertree Forest Subdivision, Section 17, as of record in Plat Book 8250, page 196,Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description Said description is incorporated herein by reference, the same as if copied verbatim

Being the same property conveyed to Conner A Browne and Shandra Shaw and Craig Koehn, all joint tenants with right of survivorship by Quitclaim Deed dated November 26, 2019 and record in Instrument Number 202001090003074, Register's Office for Davidson County, Tennessee Craig Keohn having since died on July 12, 2025

This Instrument was prepared with information supplied by the Grantees No title examination was performed to validate the accuracy of title Therefore the preparer does not accept liability for this Instrument

This is **improved** property known as **1508 Water Oak Ct, Antioch, Tennessee 37013**

Karen Johnson Davidson County
Batch # 1342340 **DEEDQC**
11/05/2025 03 44 16 PM 2 pgs
Fees $12 00 Taxes $0 00

20251105-0088347

Witness my/our hand(s) this the 3 day of November, 20 25

Conner A Browne

Shandra Shaw

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, CONNER A BROWNE, 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/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the

Notary Public
My Commission Expires _____
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, SHANDRA SHAW, 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/she executed the within instrument for the purposes therein contained

Witness my hand and official seal, this the

Notary Public
My Commission Expires _____
(SEAL)



RETURN TO:
Rudy and Partners, PLLC
2012 21st Avenue S
Nashville, TN 37212