Karen Johnson Davidson County
Batch # 1343132 DEEDQC
11/10/2025 08 35 33 AM 3 pgs
Fees $17 00 Taxes $0 00
20251110-0089170

Prepared by: Wessley S Inscoe, Attorney, 512 Madison Street, Suite A, Clarksville, TN 37040, without the benefit of a full title examination and no liability is assumed for any status in title or matters which would be disclosed by such title examination

James Paul Brown

TO:

AJB Properties, LLC

QUITCLAIM DEED

THIS QUITCLAIM DEED OF REALTY, executed this 5 day of November, 2025, by and between **James Paul Brown** ("Grantor"), and **AJB Properties, LLC, a Tennessee limited liability company** ("Grantee");

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned Grantor does hereby quitclaim and convey unto Grantee, all of Grantor's right, title, and interest in a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

> BEING Lot No 1 on the Plan of the Resubdivision of Lot No 13, Block "B", Cedarcrest Estates, as of record in Book 5060, page 2, Register's Office for said County, described as follows
>
> SAID Lot No. 1 fronts 71 00 feet on the east side of Bixler Avenue 66.50 feet on the south side of Roosevelt Avenue, and 39 27 feet around a curve connecting said Avenues, and extends back 91.50 feet on the south line and 96 00 feet on the east line to a point of intersection.
>
> BEING the same property conveyed to James Paul Brown, by Warranty Deed from Don R Hobson and wife, Barbara A. Hobson, dated August 27, 1980, and recorded on September 29, 1980, in Book 5657, Page 498, in the Register's Office for Davidson County, Tennessee.

This is the same description as in the previous deed of record.

This conveyance and the concerned real estate are subject to the following: (1) all applicable zoning ordinances, (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and

easements of record, (4) building restrictions, and (5) all other matters and restrictions of public record.

This is improved property, known as: **696 Bixler Avenue, Madison, TN 37115**.

Angela J. Brown, spouse of James Paul Brown, joins in this instrument to quitclaim and convey any right, title, and interest she may have in the subject property by virtue of her marriage to James Paul Brown.

IN WITNESS WHEREOF, Grantors have executed this quitclaim deed of realty as of the date written first herein.

James Paul Brown
Grantor

Angela J. Brown
Spouse of Grantor

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **James Paul Brown and Angela J. Brown**, named within, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained

Witness my hand and seal at office this the 5 day of November, 2025.

MOLLY DONNELLAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Notary Public

My Commission Expires: 6-14-28

STATEMENT OF CONSIDERATION

STATE OF TENNESSEE)
COUNTY OF MONTGOMERY)

The actual consideration for this transfer is: $0.00

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

Notary Public
My Commission Expires 6-14-28

Affiant

MOLLY DONNELLAN
STATE OF TENNESSEE NOTARY PUBLIC
MONTGOMERY COUNTY

Property Owner(s) Name and Mailing Address	Person/Entity Responsible for Payment of Property Taxes	Property Address and Map/Parcel No.
AJB Properties, LLC 1301 Walter Head Road Cedar Hill, TN 37032	Same/Owner	696 Bixler Avenue Madison, TN 37115 043-05-0-235 00