ADDRESS NEW OWNER: Kenneth D. Brown and Phyllis S. Brown
3727 Old Clarksville Pike
Joelton, TN 37080

SEND TAX BILLS TO: New Owner

MAP-PARCEL NOS. 21-347

Karen Johnson Davidson County
Batch# 1347044 DEEDQC
11/17/2025 02:08:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20251117-0091441

Prepared from information provided by the parties hereto without the benefit of a title search or title insurance. Preparer is not the person closing this transfer, and parties agree that preparer shall not be responsible for reporting this transfer pursuant to the Internal Revenue Code or other applicable law or regulation.

This Instrument Prepared by: Cindy S. Smith, P.C.; Attorney at Law; P.O. Box 292004; Nashville, TN 37229

DEED TO CREATE TENANCY BY THE ENTIRETY:

FOR AND IN CONSIDERATION of the love and affection we have for each other, and in order that title to the property hereinafter described may be vested in us as tenants by the entirety, I, the undersigned, **Kenneth D. Brown, Grantor,** do hereby transfer and convey unto **Kenneth D. Brown and Phyllis S. Brown, husband and wife,** their heirs and assigns, forever, all of my interest in and to a certain parcel of real estate situated in **Davidson County**, Tennessee, and being further described as follows, to-wit:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Being the same property conveyed to Kenneth D. Brown, a married man, from Elizabeth D. Hudgens, married, by Warranty Deed recorded on January 14, 2003, in Instrument No. 20030114-0005797, Register's Office for Davidson County, Tennessee.

This is property with a common address of 3727 Old Clarksville Pike, Joelton, TN 37080.

TO HAVE AND TO HOLD said real estate unto the said **Kenneth D. Brown and Phyllis S. Brown, husband and wife,** their heirs and assigns, forever, so that title shall be vested as tenants by the entirety in **Kenneth D. Brown and Phyllis S. Brown, husband and wife**, in accordance with the laws of the State of Tennessee including but not limited to Tennessee Code Annotated, Section 66-1-110.

It is the Grantor's intention by this instrument to create an estate by the entireties in and to the entire interest in the herein described property previously held by the Grantor.

WITNESS MY HAND, this 17th day of November 2025.

x Kenneth D. Brown

Kenneth D. Brown

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned authority, a Notary Public in and for said county and state, the within named **Kenneth D. Brown,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he executed the foregoing instrument (DEED TO CREATE TENANCY BY THE ENTIRETY) for the purposes therein contained as his free act and deed.

WITNESS MY HAND AND OFFICIAL SEAL at office this the 17th day of November 2025.

Kimberly J. Thompson

NOTARY PUBLIC
My commission expires:_____

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 3, 2026

State of Tennessee
County of Davidson

I hereby swear or affirm that there was NO CASH CONSIDERATION given for this transfer.

x Phyllis D. Brown
AFFIANT

SWORN to and subscribed before me, this the 17th day of November 2025.

Kimberly J. Thompson

NOTARY PUBLIC
My commission expires:_____

KIMBERLY J. THOMPSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MARCH 3, 2026

LG111525

EXHIBIT A

Land in Davidson County, Tennessee, and being Tract No. 2 as per a survey by R. L. Montoya Land Surveying dated December 26, 1986, as follows:

Beginning at a P. K. Nail, this point being 782.99 feet west of the centerline intersection of Old Clarksville Pike and Eaton's Creek Road and being the northwest corner of Tract No. 1; thence, leaving said centerline along the common line of Tract No. 1 and Tract No. 2 South 2 degrees 57 minutes 31 seconds West 1019.66 feet to an iron pin in the north line of Charles W. Waller as of record in Deed Book 3182, Page 393, Register's Office for said County; thence, along the south line of this tract North 82 degrees 13 minutes 48 seconds West 214.09 feet to an iron pin to the north line of Woodlawn Memorial Park Property as of record in Deed Book 3531, Page 365, Register's Office for said County; thence, along a line commo9n to W. W. Randall as of record in Deed Book 3164, Page 445, said Register's Office, and the west line of this tract North 2 degrees 58 minutes 59 seconds East 1043.32 feet to a P. K. Nail in the center of Old Clarksville Pike; thence, along said centerline South 75 degrees 56 minutes 16 seconds East 216.64 feet to the point of beginning, containing 5.04 acres more or less.

AFFIDAVIT FOR RECORDING

I, Cindy S. Smith, 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 or the original document executed and authenticated according to law on November 17, 2025 (date of document).

Signature

11/17/2025

Date

State of Tennessee
County of Davidson

Sworn to and subscribed before me on this 17th day of November 2025.

Notary Public
My Commission Expires:

KIMBERLY J. THOMPSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires MARCH 3, 2026