Karen Johnson Davidson County
Batch# 1359606 DEEDQC
12/18/2025 03:14:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20251218-0100778

This Document Prepared By:
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After Recording, Return and
Mail Tax Statements To: New Owner
Leonard Christopher Brown Sr. and Tonya Carpenter Brown, as Co-Trustees
Mailing address:
1812 Buntingway Drive, Hermitage, TN 37076

STATE OF TENNESSEE COUNTY OF SUMNER

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $0.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to me this 11th day of, December, 2025

Notary Public: Rachel Christie

My Commission Expires : 08/1/2029

RACHEL CHRISTIE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

QUITCLAIM DEED

FOR VALUABLE CONSIDERATION, LEONARD C. BROWN SR. and TONYA L. BROWN also known as Tonya Carpenter Brown, husband and wife, the GRANTORS,

Whose mailing address is: 1812 Buntingway Drive, Hermitage, TN 37076;

hereby conveys their interest and quitclaim to:

LEONARD CHRISTOPHER BROWN SR. and TONYA CARPENTER BROWN, as Co-Trustees of the BROWN FAMILY TRUST, U/A dated: December 11, 2025 the GRANTEE,

Whose mailing address is: 1812 Buntingway Drive, Hermitage, TN 37076;

and to Grantee's successors and assigns, all of THE FOLLOWING described real property located in the County of Davidson, State of Tennessee:

Land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, TN, BEING Lot No. 156, on the Plan of Phase Two, Section "A", Bridgewater, of record. in Instrument No. 20061207-0151485, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

BEING THE SAME PREMISES conveyed to Grantors by: Warranty Deed from The Jones Company of Tennessee, L.L.C., a Missouri limited liability company, dated August 31, 2007, filed September 5, 2007, of record in Instrument # 20070905-0106532, in the Register's Office for Davidson County, Tennessee.

The above legal description is the same as that contained in the previous deed of record.

More commonly known as: 1812 Buntingway Drive, Hermitage, TN 37076

Assessor's Parcel Number: 96-06-A 172.00CO

SUBJECT TO the Restrictions, Conditions, Covenants, Rights, Rights of Way, and Easements that are now of record, if any. Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

The then-acting Trustee has the power and authority to encumber or otherwise to manage and dispose of the hereinabove described real property; including, but not limited to, the power to convey.

Signed on: December 11, 2025

Leonard C. Brown Sr.

Tonya L. Brown

STATE OF TENNESSEE

COUNTY OF SUMNER

Personally appeared before me, the undersigned, a Notary Public, Leonard C. Brown Sr., and Tonya L. Brown, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that they executed the within instrument for the purposes therein contained.

WITNESS my hand, at office,

This 11th day of December, 2025.

RACHEL CHRISTIE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER

Rachel Christie, Notary Public

My commission expires: August 1, 2029

The
Life and Legacy

1529 Hunt Club Blvd #100
Gallatin, TN 37066

Law Center
PLLC

TRUE COPY CERTIFICATE

I, Allen Christie, 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 of the original document executed and authenticated according to law on December 11th, 2025

Affiant Signature

12/11/25

Date

State of Tennessee

County of Sumner

Sworn to and subscribed before me this 11th, day of December 2025.

Notary's Signature

MY COMMISSION EXPIRES: 8/01/2029
Notary's Seal (if on paper)

RACHEL CHRISTIE
TENNESSEE
NOTARY
PUBLIC
COUNTY OF SUMNER