Karen Johnson Davidson County
Batch# 1361785 DEEDQC
12/29/2025 09:46:30 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20251229-0102513

QUITCLAIM DEED

JAKE STONER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXPIRES MARCH 11, 2026

File #25-DW-1500-REFI

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS $0.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF DECEMBER, 2025.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Carney Title, LLC
400 Overbeck Lane, Suite 101
Nashville, TN 37204
(615) 864-0770

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Ferrah Anderson-Brown and Damon Brown	**Same as New Owner**	
(NAME)	(NAME)	**063 02 0 078.00**
1500 Ocoee Trail		
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **FERRAH ANDERSON, A SINGLE WOMAN,** hereinafter called the Grantor(s), by these presents do/does hereby quitclaim unto **FERRAH ANDERSON-BROWN AND DAMON BROWN, WIFE AND HUSBAND** hereinafter called the Grantee(s), his/her/its/their heirs, successors and assigns, any and all interest in and to that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 95 on the Plan of NAWAKA HILLS, POW WOW ADDITION, SECTION 3, which is of record in Plat Book 974, Page 25, Register's Office for Davidson County, Tennessee.

Said Lot No. 95 fronts 50 feet on the Westerly side of Ocoee Trail and extends back Westerly between parallel lines 150 feet to a dead line.

Being the same property conveyed to Ferrah Anderson, a single woman, by Warranty Deed from Robert A. Nolan, a married man of record in Instrument No. 20161216-0132352, in the Register's Office of Davidson County, Tennessee, dated November 30, 2016, and recorded on December 16, 2016.

SUBJECT TO all reservations, easements, restrictions and encumbrances contained in former instruments of record, and all easements and encroachments apparent from an inspection of the premises.

The preparer assumes no liability to the accuracy of the instrument herein or regarding the status of title to the subject property as the information herein has been provided by the parties without the benefit of a title search.

This is ____ **unimproved** __X___ **improved** property known as: 1500 Ocoee Trail, Madison, TN 37115.

Witness my/our hand(s) this the 17 day of December, 2025.

Ferrah Anderson-Brown

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this 17 day of December, 2025, before me personally appeared Ferrah Anderson-Brown, to me known to be the person (or persons) described in and who executed the foregoing instrument, and acknowledged that such person (or persons) executed the same as such person's (or persons') free act and deed.

Witness my hand, at office, this 17 day of December, 2025.

Notary Signature
My commission expires:



RETURN TO:
Ferrah Anderson-Brown and Damon Brown
1500 Ocoee Trail
Madison, TN 37115

True Copy Certification

I, **Denise Woods,** 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 this the 17 day of December, 2025.

Denise Woods
Affiant Signature
Date 12-17-2025

State of TENNESSEE
County of DAVIDSON

Sworn to and subscribed before me this the 17 day of December, 2025.

Notary's Signature
MY COMMISSION EXPIRES: _____

