Karen Johnson
Batch # 1371023
01/20/2026 09:09:32 AM
Fees: $12.00 Taxes: $0.00
Davidson County
DEEDQC
2 pgs
20260120-0004255

THIS DOCUMENT WAS PREPARED WITHOUT THE BEN SEARCH AND FROM INFORMATION PROVIDED BY

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP/PARCEL:
Barbara Ann Brown, Trustee of The Barbara Brown Revocable Living Trust dated January 13th, 2026 130 Morningview Court Madison, TN 37115	*Barbara Ann Brown 130 Morningview Court Madison, TN 37115*	*042 11 0 001.00*

This instrument made and entered into on this the 13th day of January, 2026, by and between ***Barbara A. Brown***, First Party; and ***Barbara Ann Brown, Trustee of The Barbara Brown Revocable Living Trust dated January 13th, 2026***, Second Party:

WITNESSETH

That for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the First Party conveys and quitclaims unto the Second Party, its successors and assigns, all her right, title, and interest in and to the hereinafter described real property located in a certain tract or parcel of land in Davidson County, State of Tennessee, and more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 30 on the Plan of Morning View Subdivision, Section Two, as of record in Book 2133, page 99, Register's Office for said County, as corrected by Surveyor's Certificate of record in Book 2706, page 229, Register's Office for said County.

Said Lot No. 30 fronts 129.59 feet on the westerly side of Morning View Court and extends back 166.73 feet on the northerly line and 266.8 feet on the southerly line, to a dead line, which is a broken line, measuring 272.14 feet thereon.

This conveyance is subject to any and all existing easement, restrictions and building setback lines of record.

SOURCE OF DESCRIPTION: Previous and last conveyance.

PREVIOUS AND LAST CONVEYANCE being a Warranty Deed from Rupert Ashton Francis and wife, Beverly Thorsteinson Francis, to Barbara A. Brown, of record in Book 8776, Page 723, Register's Office of Davidson County, Tennessee.

This property is commonly known as 102 Morningview Court, Madison, Tennessee.

This property is subject to all Government rules and regulations and all public utility and private easements and rights-of-way, whether shown of record or ascertainable by a visual inspection of the premises. This conveyance is further made subject to any and all restrictions and encumbrances as may be shown of record in the county office of the Register of Deeds where the real property is situated.

This property has not been surveyed for this conveyance, and the description herein is being taken from the previous and last deed of record. Preparer of this instrument accepts no responsibility and/or liability for the accuracy of acreage, boundaries, or other such matters that would be disclosed by an accurate survey.

IN TESTIMONY WHEREOF, the First Party has hereunto set her signature, this day and date first above written.

Barbara A Brown

Barbara A. Brown

STATE OF TENNESSEE
COUNTY OF PUTNAM

PERSONALLY APPEARED before me, the undersigned, a Notary Public in and for said County and State, ***Barbara A. Brown***, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND and official seal at office, this 13th day of January, 2026.



M J Sherman

NOTARY PUBLIC
My Commission Expires: 10/23/27

THIS TRANSACTION IS EXEMPT FROM RECORDATION TAX PURSUANT TO T.C.A. §67-4-409(a)(1)(C)(vi) BECAUSE IT IS A TRANSFER TO A REVOCABLE LIVING TRUST.