THIS INSTRUMENT WAS PREPARED BY:

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ATTORNEYS

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Karen Johnson Davidson County
Batch # 1386918 DEEDQC
03/02/2026 09:10:01 AM 2 pgs
Fees: $12.00 Taxes: $0.00
20260302-0015939

QUITCLAIM DEED

ADDRESS OF NEW OWNER	SEND TAX BILLS TO	MAP AND PARCEL
James E. Brown	Same	038 00 0 179.00
Diane R. Brown		
1025 Molaki Drive		
Merritt Island, FL 32953		

FOR AND IN CONSIDERATION of the sum of **TEN DOLLAR ($10.00)**, cash in hand paid, the receipt of which is hereby acknowledged, and for the purpose of establishing title ownership in the real property, I, **JOY JOHNSON, a single person**, by these presents do hereby quitclaim, convey and thereby transfer any and all interest I may have in the herein described real property unto **JAMES E. BROWN and wife, DIANE R. BROWN**, their successors and assigns, in and to the following described tract of land:

LAND in the 14th Civil District of Davidson County, Tennessee and being more particularly described as follows:

Beginning at an existing iron pin in the westerly margin of Eaton's Creek Road said pin being the most northeast corner of herein described tract; South 04 deg. 7 min. 11 sec. West, 50.11 feet to an iron pin; thence North 82 deg. 01 min. 25 sec. West 1,018.85 feet to an existing iron pin; thence South 05 deg. 35 min. 12 sec. West, 1,704.51 feet to an existing iron pin; thence North 83 deg. 12 min. 01 sec. West, 539.42 feet to an existing rion pin; thence North 07 deg. 53 min. 26 sec. East, 877.85 feet to an existing iron pin; thence North 31 deg. 10 min. 26 sec. East 599.74 feet to an existing iron pin; thence South 82 deg. 01 min. 25 sec. East, 599.74 feet to an existing iron pin; thence South 82 deg. 01 min. 25 sec. East, 195.17 feet toa n existing pin; thence North 05 deg. 35 min. 12 sec. East, 335.29 feet to an existing iron pin; thence South 82 deg. 01 min. 25 sec. East, 1,067.61 feet to an existing iron pin and being the point of beginning, containing 16.75 acres more or less as surveyed by John D. Sprouse, R.L.S. 500 Eagle Trail, Springfield, Tennessee, Dated June 12, 1999.

Being the same property conveyed to Joy Johnson, a single person person, from Luella Brown of record at Deed Book: 00011744, Page: 0000379, Register's Office for Davidson County, Tennessee.

Said property is more commonly known as 5619 Eatons Creek Road, Joelton, Tennessee 37080.

Said property is subject to a certain easement of record at instrument number 20010108-0002368 and recorded on January 8, 2001 in the Register's Office for Davidson County, Tennessee.

Included in said transaction and made part of and affixed to this property is a certain 16 x 70 mobile home, Serial Number MSB941670SN10356.

This instrument prepared from information provided by the Grantor and without the benefit of title examination.

WITNESS our hands this the 9 day of February, 2026.

JOY JOHNSON

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

Personally appeared before me, the undersigned, and Notary Public in and for said County and State, the within named, **JOY JOHNSON**, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal at Ashland City, Tennessee, this the 9 day of February, 2026.

SPENCER HAMLIN NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My commission expires: 7/8/26

STATE OF TENNESSEE)
COUNTY OF CHEATHAM)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

AFFIANT

Sworn to and subscribed before me on this the 9 day of February, 2026.

SPENCER HAMLIN NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

NOTARY PUBLIC
My commission expires: 7/8/26