Karen Johnson Davidson County
Batch# 1408737 DEEDQC
04/20/2026 01:44:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260420-0032329

QUITCLAIM DEED

THIS INSTRUMENT PREPARED BY: Logos Realty Closing Services, Inc. 1720 West End Ave, Suite 300 Nashville, TN 37203	JENNIFER CHANDLER-COLE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY MY COMMISSION EXPIRES 10-4-2027	STATE OF Tennessee COUNTY OF Davidson The actual consideration or value, whichever is greater, for this transfer is $ -0-. Affiant Subscribed and sworn to before me, this the 20th day of April 2026 Notary Public My commission expires: 10-4-2027
Address New Owner:	Send Tax Bill To:	Map-Parcel Numbers
James L. Brown Ida R. Brown	Same as New owner	058-11-0A-040.00 CO
4232 Hallmark Rd Nashville, TN 37218		

FOR AND IN CONSIDERATION OF the sum of Zero Dollar ($0.00) and other good and valuable consideration **JAMES L. BROWN, SR. , A MARRIED MAN** hereinafter called "Grantor", does hereby transfer and convey unto **JAMES L. BROWN, SR. and IDA R. BROWN, HUSBAND AND WIFE,** hereinafter called "Grantee", its successors and assigns, all of their right, title, and interest in and to the following described property in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Lot No. 40, as shown on the map entitled Section One, Drake's Run, of record in Plat Book 9700, Page 818, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JAMES L. BROWN, SR., by deed SHH, LLC, A LIMITED LIAILBITY COMPANY, of record in Instrument No. 200004110036441, dated March 24, 2000, said Register's Office.

This is improved property known as 4232 Hallmark Rd, Nashville, TN 37218

Executed by my hand this 13th Day of April 2026.

James L. Brown Sr

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me; the undersigned, a Notary Public in and for said County and State, the within named JAMES L. BROWN, SR., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledge that he executed the within instrument for the purposes therein.

Witness my hand and Official Seal this 13th Day of April 2026.

Tuwana J. Bryant
Notary Public

TUWANA J. BRYANT
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
MY COMM. EXPIRES 05/09/2026

Please return to
Logos Realty Closing Services, Inc.
1720 West End Ave, Suite 300
Nashville, TN 37203

Certificate of Authenticity

I, **Jennifer Chandler-Cole**, do hereby make an 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 April 13, 2026.

Name: **Jennifer Cole**
Title: **Authorized Agent**
Date 4/20/26

STATE OF Tennessee
COUNTY OF **Davidson**

Sworn to and subscribed before me on 4/20/26.

Notary Public: **Tuwana J. Bryant**

My Commission Expires: **05/09/2026**

