Karen Johnson Davidson County
Batch# 1449246 DEEDQC
07/20/2026 12:02:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20260720-0065421

QUITCLAIM DEED

FROM: Timothy Jerome Brown, Sr.

TO: Shannon Renee Brown

This instrument Was Prepared by:
[Elizabeth A. Garrett]
Stites & Harbison PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

NO TRANSFER TAX IS DUE ON THIS CONVEYANCE PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(3)(A) AND NO OATH OF VALUE IS REQUIRED PURSUANT TO TENNESSEE CODE ANNOTATED SECTION 67-4-409(a)(5).

Address of New Owner(s):	Send Tax Bills To:	Map-Parcel Numbers:
Shannon Renee Brown 4661 Old Hickory Boulevard Nashville, Tennessee 37218	New Owner	**078 00 0 033.00**

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF Davidson)

The undersigned, after being first duly sworn according to law, does make oath and affirm that this Quitclaim Deed was executed and delivered in accordance with the terms of a Divorce Decree and Marital Dissolution Agreement in that certain case styled **Shannon Renee Brown vs. Timothy Jerome Brown, Sr., Case No. 26D543 in the Fourth Circuit Court for Davidson County, Tennessee** and that there was no other consideration given for the transfer.

Timothy J Brown Sr
Affiant

Sworn to and subscribed before me, this the 7th day of July, 2026.

Notary Public

My Commission Expires: May 8, 2029

MICHAEL HERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

This is a transaction exempt from tax pursuant to T.C.A. Sec. 67-4-409(a)(3)(E) and is executed in accordance with the terms and conditions of the Marital Dissolution Agreement executed in that certain case styled **Shannon Renee Brown vs. Timothy Jerome Brown, Sr., Case No. 26D543 in the Fouth Circuit Court for Davidson County, Tennessee.** Accordingly, **Timothy Jerome Brown, Sr.** does hereby quitclaim unto the said **Shannon Renee Brown**, her heirs, successors, and assigns, all of his right, title and interest in and to that certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in the 13th, formerly 25th Civil District of Davidson County, Tennessee, and being described according to a survey by J.R. Sanford, dated July 27, 1965.

Beginning at a point in the center of Old Hickory Blvd., said point being 165 feet northerly from the southeast corner of a 166.2 acre tract conveyed to O'Connor Homes of Nashville, Inc., by Deed of record in Book 3435, Page 456, Register's Office for said County; thence south 89 deg 30' West 315 feet to an iron pin; thence north 3 deg. 28' east 410 feet to an iron pin; thence north 89 deg. 30' east 355.4 feet to the center of Old Hickory Blvd.; thence with the center of said Blvd., southerly 418.2 feet to a point of beginning and containing 3.24 acres, more or less.

Being the same property conveyed to Tammy Mellons, Trustee by Quitclaim Deed by Timothy J. Brown, Sr., a married man and further conveyed to Shannon R. Brown and Timothy J. Brown, Sr., wife and husband by Tammy Mellons, Trustee as Instrument No. 20180508-0043975, Register's Office for Davidson Coumty, Tennessee.

This is improved property known as **4661 Old Hickory Blvd., Nashville, Tennessee 37218.**

Witness my hand this 7 day of July, 2026.

Timothy Jerome Brown, Sr.

STATE OF TENNESSEE)
COUNTY OF Davidson)

Personally appeared before me, Michael Herrell, a Notary Public of said County and State, Timothy Jerome Brown, Sr., 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 Nashville, Tennessee, this 7th day of July, 2026.

Notary Public

My Commission Expires: May 8, 2029

MICHAEL HERRELL
STATE OF TENNESSEE
NOTARY PUBLIC
My Commission Expires on 05/08/2029
DAVIDSON COUNTY

Tennessee Certification of Electronic Document

I, Elizabeth A. Garrett, 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 7/7/26 (date of document).

Elizabeth A. Garrett
Signature

7/20/2026
Date

State of Tennessee)
)
County of Davidson)

Sworn to and subscribed before me this 20 day of July, 2026.

Katie Pitts
Notary's Signature

My Commission Expires: 5/23/29

Notary's Seal

