Karen Johnson Davidson County
Batch# 1469004 DEEDQC
09/04/2026 04:01:30 PM 4 pgs
Fees: $22.00 Taxes: $0.00
20260904-0082721

This Instrument Prepared By: Linville Estate Law 830 Crescent Centre Dr., Suite 320 Franklin, TN 37067 **After Recording Return To The Above.**	The actual consideration for this transfer is $0. Affiant HALEY B STOKES STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires 07-02-2029 Sworn to and subscribed before me this 3rd day of September, 2026. Haley B. Stokes, Notary Public My Commission Expires: July 2, 2029 **This transfer is exempt from real estate transfer tax pursuant to T.C.A. §67-4-409(a)(D).**

QUITCLAIM DEED

THIS INDENTURE, made this 3rd day of September, 2026, among:

JAMES W. BROWN AND WIFE, PAMELA G. BROWN,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the "**Grantor**")

AND

BROWN FAMILY TRUST DATED SEPTEMBER 3, 2026,

of Davidson County, Tennessee, their trustees, executors, heirs, successors and/or assigns (the **"Grantee"**).

WITNESSETH:

THAT the Grantor, for and in consideration of $10.00 Dollars and other good and valuable consideration, paid in hand, the receipt and sufficiency of which is hereby acknowledged, does hereby bargain, sell, release, remise, quit claim, and convey unto Grantee all my right, title, and interest in and to the following described real property, hereinafter referred to as the "Premises".

Land located in Davidson County, Tennessee, being Lot No. 101 on the Plan of Forest Acres Estates, Section 1, as of record in Book 3700, page 2, Register's Office for Davidson County, Tennessee.
Said Lot No. 101 fronts 90 feet on the northwesterly margin of Kinhawk Drive and runs back 204.57 feet on the southwesterly line and 197.24 feet on the northeasterly line to a dead line in the rear, which is a broken line, measuring 93.25 feet thereon.

Being the same property conveyed to James W. Brown and wife, Pamela G. Brown by Warranty Deed from Ronald A. Warbritton et ux Linda P. Warbritton dated July 2, 1987, and recorded July 7, 1987, in Book 7289, pages 108-110, in the Register's Office for Davidson County, Tennessee.

This improved property is situated at 418 Kinhawk Drive, Nashville, Tennessee 37211.

THIS DEED has been prepared solely upon information furnished by **James W. Brown and Pamela G. Brown.** There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

THE SOURCE of the above description is derived from the previous deed of record, no boundary survey having been made at the time of this conveyance.

WHENEVER in this instrument a pronoun is used it shall be construed to represent either singular or plural, as the case may demand.

This instrument and the interest hereby released and quitclaimed are subject to such limitations, restrictions and encumbrances as may affect the Premises.

IN WITNESS WHEREOF the undersigned have executed this instrument on the date first above written.

JAMES W. BROWN

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **James W. Brown**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 2026.

Haley B. Stokes, Notary Public
My Commission Expires: July 2, 2029



PAMELA G. BROWN

State of Tennessee
County of Williamson

Personally appeared before me, the undersigned authority, a Notary Public in and for said County and State aforesaid, **Pamela G. Brown**, the within named bargainor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal this 3rd day of September, 2026.

Haley B. Stokes, Notary Public
My Commission Expires: July 2, 2029

HALEY B STOKES
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-02-2029

Owner Name & Property Address:

Brown Family Trust dated September 3, 2026
418 Kinhawk Drive
Nashville, Tennessee 37211

Responsible Party For Taxes:

Brown Family Trust dated September 3, 2026
418 Kinhawk Drive
Nashville, Tennessee 37211

Tax Map and Parcel: 172-8-10

Certificate of Authenticity

I, Trent Linville, do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registrations herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on September 3, 2026.

Affiant Signature

September 3, 2026
Date

STATE OF TENNESSEE)
) **ss.**
COUNTY OF MAURY)

Sworn and subscribed before me this 3rd day of September, 2026.

Notary Signature

My Commission Expires: 03 / 18 / 2030

[Seal]

KATHERINE LYNN VAUGHN
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY