QUITCLAIM DEED

Davidson County DEEDQC
Recvd: 06/22/16 08:30 4 pgs
Fees:22.00 Taxes:0.00
20160622-0063302

Based on the information provided by the parties. No title search has been performed and no warranties either express or implied are made regarding the condition of the title.

THIS INSTRUMENT WAS PREPARED BY:
Upkins Law, PLLC, 424 Church Street, Suite 2000, Nashville, Tennessee 37219

Address of New Owner	Send Tax Bills To	Map-Parcel Nos.
Freda Sanford **3020 Runabout Drive** **Nashville, Tennessee 37217**	**Freda Sanford** **3020 Runabout Drive** **Nashville, Tennessee 37217**	080 07 0 083.00

THIS INDENTURE, Made the 10th day of June 2016, between **Freda Sanford, Mechelle Webster, Vechelle Workings, Lewis Brown, Jr., Tony Brown, Sr., and Sha'tika Brown being the sole heirs at law of Lewis Brown, Sr.** as party or parties of the first part, hereinafter called Grantor, and **Freda Sanford,** hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of ten dollars, the receipt of which is hereby acknowledged, has bargained, sold, and does by these present bargain sell, remise, release, and forever quitclaim to Grantee, all of his right, title and interest in said property, with respect to all of Grantor's title, interest, claim or demand which the Grantor has or may have had in and to the following described properties located in **Davidson County, Tennessee**, to-wit:

Being Lot No. 403 on the Plan of Bordeaux Hills, Section 9, as of record in Book 4175, page 116, Register's Office for said County, to which said plan reference is hereby made for a complete legal description.

Being the same property conveyed to Lewis Brown, Sr. and wife, Barbara Brown, by deed from Coleman Realty Company of record in Book 4544, page 451 Register's Office for Davidson County, Tennessee. The said Barbara Brown having predeceased Lewis Brown, Sr.

and the said Lewis Brown, Sr. having since died intestate. An Affidavit of Heirship listing the heirs at law of Lewis Brown, Sr. is of record in Instrument 20160616-0061362. The said Affidavit identifies **Freda Sanford, Mechelle Webster, Vechelle Workings, Lewis Brown, Jr., Tony Brown, Sr., and Sha'tika Brown as the sole heirs at law of Lewis Brown, Sr.**

This property is commonly known as **1464 County Hospitoal Road, Nashville, Tennessee 37218** with all the rights, members and appurtenances to the said described premises in anywise appertaining or belonging.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered by Grantor.

Freda Sanford

Freda Sanford

Mechelle Webster

Mechelle Webster

Vechelle Workings

Vechelle Workings

Lewis Brown, Jr.

Tony Brown, Sr.

Sha'tika Brown

Sha'tika Brown

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

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

Amanda Cates
AFFIANT (Amanda Cates)

Notary Public

My Commission Expires: 2/4/16

ASHLEY L. UPKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

On this 16th day of June, 2016, before me personally appeared, **Freda Sanford, Mechelle Webster, Vechelle Workings, Lewis Brown, Jr., Tony Brown, Sr., and Sha'tika Brown**, to me known, or proved to me on the basis of satisfactory evidence to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

Witness my hand and official seal at Nashville, Tennessee this 16th day of June, 2016.

Notary Public

My Commission Expires: 2/4/16

ASHLEY L. UPKINS
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

Certificate of Authenticity

I, Jennifer Chandler-Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer Chandler- Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MAXINE J. RUCKER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JAN. 6, 2020