BILL GARRETT, Davidson County
Trans:T20170004223 DEEDQC
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20170117-0004747

29124-1
Box #14

THIS INSTRUMENT PREPARED BY:

ATTORNEYS TITLE COMPANY, INC.
2927 Berry Hill Drive
Nashville, Tennessee 37204

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NOS.
Brooklyn Heights Land Trust c/o Mark A. Lyons, Jr., Trustee 12241 Jackson Creek Drive Dallas, TX 75243	New Owner	07105009200 07008001500 07105008900 07105009000 07105009100

QUITCLAIM DEED

For and in consideration of the sum of One ($1.00) Dollar, cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned **Judy Lynn (Turner) Francis and Aisha Xiomara Lynne Francis**, hereinafter called the Grantors, by these presents do transfer and quitclaim unto **Mark A. Lyons, Jr. as Trustee of Brooklyn Heights Land Trust UAD December 22, 2016**, hereinafter called the Grantee, his heirs, successors and assigns, all of Grantors' interest in certain tracts or parcels of land in Davidson County, State of Tennessee, described as follows, to-wit:

TRACT ONE – Map and Parcel 07105009200

BEING the westerly 80 ¼ feet of Lots Nos. 289, 290 and 291 on the Map of Brooklyn Heights, E.C. Scruggs Subdivision, as of record in Book 332, Page 140, Register's Office for Davidson County, Tennessee. Being that same property filed in Plat Book 332, Page 140 and recorded on December 16, 1910.

Said part of Lots Nos. 289, 290 and 291 front together 120 feet on the easterly side of Booker Street and run back between parallel lines, with the northerly margin of Roger Avenue, 80 ¼ feet to a dead line.

BEING all of the same property conveyed to John H. Turner, Jr. and wife, Clarice Turner by Deed dated April 17, 1964 from John H. Turner, Sr., a widower, of record in Book 3709, Page 343, said Register's Office. The said John H. Turner, Jr. having since died on September 23, 1995. Clarice Turner, being one and the same person as Marian C. Turner Herrod, having since died on December 7, 2007. The said property was devised to Judy Turner Francis, subject to a Life Estate vested in Joseph W. Herrod by the Last Will and Testament of Marian C. Turner Herrod, of record in Docket No. 08P-1152, Probate Court for said county and recorded in Instrument No. 20081020-0104960, said Register's Office. The said Joseph W. Herrod having since died on August 19, 2008. Said property was further conveyed to Judy Turner Francis by Executors Quitclaim Deed dated January 16, 2009 from Judy Turner Francis, Executrix of the Estate of Marian C. Turner Herrod, of record in Instrument No. 20090121-0005066, said Register's Office, and further being part of the same property conveyed to Judy Lynn (Turner) Francis and Aisha Xiomara Lynne Francis by Quitclaim Deed dated January 28, 2010 from Judy Turner Francis AKA Judy Lynn Francis, of record in Instrument No. 20100128-0007271, said Register's Office.

TRACT TWO - Map and Parcel 07008001500

BEING Lot No. 5 on the Plan of Cisner Subdivision, of record in Book 6050, Page 383, in the Register's Office for Davidson County, Tennessee. Reference is made to such Plan for a more complete and accurate description.

Being part of the same property conveyed to Isaac Cisner and wife, Willa Overton Cisner by Deed dated August 20th, 1937 from Henry E. Smith, Executor of the Last Will and Testament of John T. Lindsley, deceased of record in Book 1038 Page 346, said Register's Office for Davidson County Tennessee. The said Isaac Cisner having since died on September 14th, 1954. The said property was further conveyed to M. Clarice Turner, Trustee by Quitclaim Deed dated September 20th, 1984 from Willa O. Cisner of record in Book 6386 Page 941 and further being all of the same property conveyed to Marian C. Turner by Quitclaim Deed dated December 23rd, 1988 from Marian C. Turner, Trustee and Richard Manson, Trustee of record in Book 7737 Page 787 and further conveyed to Judy Lynn Francis by Quitclaim Deed dated November 11th, 2003 from Marian C. Turner NKA Marian C. Herrod of record in Instrument No. 20031112-0165643 and further conveyed to Judy Lynn (Turner) Francis and Aisha Xiomara Lynne Francis by Quitclaim Deed dated January 28th, 2010 from Judy Turner Francis AKA Judy Lynn Francis of record in Instrument No. 20100128-0007271 said Register's Office for Davidson County Tennessee.

M. Clarice Turner being one and the same person as Marian C. Turner and Marian C. Herrod.

TRACT THREE – Map and Parcel 07105008900, 07105009000 and 07105009100

LAND in Davidson County, Tennessee, being Lot(s) 292, 293 and 294, as shown on the map entitled Brooklyn Heights, E.C. Scruggs Subdivision, of record in Plat Book 332, Page 140, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

BEING a part of the same property conveyed to John H. Turner and wife, Mary Elizabeth Turner, by deed from Joe Allen, an unmarried man, of record in Book 1020, Page 49, dated August 2, 1936, said Register's Office. The said Mary Elizabeth Turner having predeceased John H. Turner. The said John H. Turner having since died, with the Will of John H. Turner, Sr., being of record in Book 10298, Page 76, said Register's Office of Davidson County, Tennessee, devised subject real property to John H. Turner, Jr. The said John H. Turner, Jr. having since died with all his right, title and interest in and to said real property having been devised to his wife, Marian C. Turner, the Last Will and Testament of John H. Turner, Jr. being filed in Davidson County Probate Court being under Docket No. 95UP-118, unprobated. Marian C. Turner AKA Marian C. Turner Herrod having since died on December 7, 2007. The said property was devised to Judy Turner Francis by the Last Will and Testament of Marian C. Turner Herrod, of record in Docket No. 08P-1152, Probate Court for said county and recorded in Instrument No. 20081020-0104960, said Register's Office. Said property was further conveyed to Judy Turner Francis by Executors Quitclaim Deed dated January 16, 2009 from Judy Turner Francis, Executrix of the Estate of Marian C. Turner Herrod, of record in Instrument No. 20090121-0005070, said Register's Office, and further being part of the same property conveyed to Judy Lynn (Turner) Francis and Aisha Xiomara Lynne Francis by Quitclaim Deed dated January 28, 2010 from Judy Turner Francis AKA Judy Lynn Francis, of record in Instrument No. 20100128-0007271, said Register's Office.

This conveyance is subject to such restrictions, encumbrances and easements as may appear of record.

This Quitclaim Deed has been executed and delivered by Judy Lynn (Turner) Francis and Aisha Xiomara Lynne Francis in order to transfer ownership of the subject property to Mark A. Lyons, Jr., as Trustee of the Brooklyn Heights Land Trust.

IN WITNESS WHEREOF, this instrument has been executed this 23rd day of December, 2016.

Judy Lynn Turner Francis

Judy Lynn (Turner) Francis

Additional signature on following page.

STATE OF ~~NORTH CAROLINA~~ South Carolina (AB)
COUNTY OF Charleston

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Judy Lynn (Turner) Francis, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 23rd day of December, 2016.

ALLISON BRUMBLE NOTARY PUBLIC MY COMMISSION EXPIRES 3/2/2022 SOUTH CAROLINA

ALLISON BRUMBLE NOTARY PUBLIC MY COMMISSION EXPIRES 3/2/2022 SOUTH CAROLINA

Allison Brumble

Notary Public
My Commission Expires: 3-2-2022

STATE OF ~~NORTH CAROLINA~~ Tennessee
COUNTY OF Davidson

The actual consideration for this transfer is $-0-.

Affiant

Subscribed and sworn to before me this 16 day of ~~December, 2016~~ January, 2017.

JEFFREY S. BENZ STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public
My Commission Expires: July 5, 2019

IN WITNESS WHEREOF, this instrument has been executed this 23rd day of December, 2016.

Aisha Xiomara Lynne Francis

Aisha Xiomara Lynne Francis

STATE OF ~~MASSACHUSETTS~~ South Carolina (AB)
COUNTY OF Charleston

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Aisha Xiomara Lynne Francis, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that she executed the foregoing instrument for the purposes therein contained.

~~WITNESS my hand, at office this~~ 23rd day of December, 2016.

ALLISON BRUMBLE NOTARY PUBLIC MY COMMISSION EXPIRES 3/2/2022 SOUTH CAROLINA

ALLISON BRUMBLE NOTARY PUBLIC MY COMMISSION EXPIRES 3/2/2022 SOUTH CAROLINA

Notary Public
My Commission Expires: 3-2-2022