Karen Johnson Davidson County
Batch# 258795 DEEDQC
07/19/2019 08:42:51 AM 3 pgs
Fees: $17.00 Taxes: $0.00
20190719-0070703

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.
Judy Lynn Francis 1002 Bradbury Court Lealand, NC 28451	New Owner	07105009200 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, **Mark A. Lyons, Jr. as (former) Trustee of Brooklyn Heights Land Trust UAD December 22, 2016, as amended December 19, 2017,** hereinafter called the Grantor, by these presents does transfer and quitclaim unto **Judy Lynn Francis, unmarried, and Aisha Xiomara Lynne Francis, married, mother and daughter, as joint tenants with right of survivorship,** hereinafter called the Grantees, their heirs, successors and assigns, all of Grantor's 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 part of the same property conveyed to Mark A. Lyons, Jr. Trustee of the Brooklyn Heights Land Trust U/A/D December 23, 2016 (as later amended on December 19, 2017) by deed from Judy Lynn Francis and Aisha Xiomara Lynne Francis of record as Instrument No. 20170117-0004747, Register's Office for Davidson County, Tennessee.

TRACT TWO – 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 part of the same property conveyed to Mark A. Lyons, Jr. Trustee of the Brooklyn Heights Land Trust U/A/D December 23, 2016 (as later amended on December 19, 2017) by deed from Judy Lynn Francis and Aisha Xiomara Lynne Francis of record as Instrument No. 20170117-0004747, Register's Office for Davidson County, Tennessee.

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

This Quitclaim Deed has been executed and delivered by Mark A. Lyons, Jr., as (former) Trustee of the Brooklyn Heights Land Trust, in recognition that (a) the said Mark A. Lyons, Jr. was replaced as Trustee of the said Trust pursuant to Amendment to the Trust Agreement dated December 19, 2017 (the original Trust Agreement having been dated December 23, 2016), and (b) the said Trust is being dissolved and the owners and beneficiaries of the said Trust have requested that the assets which have been held in the Trust be distributed to the said beneficiaries. The within named Grantees are all and the only beneficiaries of the said Trust. The Successor Trustee of the Trust, namely Richard Manson, has separately executed a similar Quitclaim Deed in order to convey the properties described therein to the within named Grantees.

IN WITNESS WHEREOF, this instrument has been executed this 3 day of July, 2019.

Mark A. Lyons, Jr., as (former) Trustee of the
Brooklyn Heights Land Trust U/A/D December 23, 2016,
as amended on December 19, 2017

STATE OF TEXAS
COUNTY OF Dallas

BEFORE me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Mark A. Lyons, Jr., as (former) Trustee of the Brooklyn Heights Land Trust U/A/D December 23, 2016, as amended on December 19, 2017, the within-named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, acknowledged that he executed the foregoing instrument for the purposes therein contained.

WITNESS my hand, at office this 3rd day of July, 2019.

AUSTIN J. WEISS-COX
Notary Public, State of Texas
Comm. Expires 05-10-2021
Notary ID 129401556

Notary Public
My Commission Expires: 05/10/2021

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

Subscribed and sworn to before me this 17TH day of ~~April~~ JULY, 2019.



Notary Public
My Commission Expires: 9/7/20