This instrument prepared by:
Tennessee Nations Title Agency, Inc.
404 BNA Drive,
Building 200, Suite 310
Nashville, Tennessee 37217
615-360-2703
tn-closing@nationstitle.com

Karen Johnson Davidson County
Batch# 604721 DEEDQC
04/01/2021 09:08:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20210401-0042858

State of TENNESSEE
County of DAVIDSON

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

Affiant Signature

Subscribed and sworn to before me on this the 19th day of MARCH, 2021.

Notary Public

My Commission expires 05 / 09 / 2023

BRAD JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 9, 2023

NAME AND ADDRESS OF PROPERTY OWNER:
Dave R. Brown
2807 Fortland Drive
Nashville, TN 37206

SEND TAX BILLS TO:
Dave R. Brown
2807 Fortland Drive
Nashville, TN 37206

MAP AND PARCEL NUMBER: 08315004100

QUITCLAIM DEED

21NT00106

For and in Consideration of the sum of $1.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged I,

Dave R. Brown and Lila Brown, husband and wife

By these presents do remise, release and **QUITCLAIM** unto

Dave R. Brown

Hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in **DAVIDSON COUNTY,** Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 69 on the plat of Section II, Fortland Park, as of record in Book 2900, Page 40, Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 80 feet on the South Side of Fortland Drive and runs back between parallel lines, 155 feet to a dead line.

Being the same property conveyed to Dave R. Brown and Lila Brown, husband and wife, by Warranty Deed from Dave R. Brown, a married man, who acquired title as a single man and joined by his spouse Lila Brown, dated 02/07/2007 and recorded 02/22/2007 as Instrument No. 20070222-0021973, Register's Office for Davidson County, Tennessee.

This is an improved property commonly known as 2807 Fortland Dr, Nashville, TN 37206

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 19th day of MARCH, 2021.

Dave R. Brown

State of TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Dave R. Brown,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 19th day of MARCH, 2021.

Notary Public

My Commission expires: 05 / 09 / 2021.

BRAD JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 9, 2023

Lila Brown

State of TENNESSEE }
County of DAVIDSON }

Personally appeared before me, the undersigned authority, a Notary Public for said county and State, **Lila Brown,** the within named bargainer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office, this 26th day of MARCH, 2021.

Notary Public

My Commission expires: MAY / 9 / 2023.

BRAD JONES
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires May 9, 2023

Certificate of Authenticity

I, Jill Neely, do hereby make oath that I am a license attorney and/or 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.

Jill M Neely

Signature

State of Tennessee

County of Davidson

Personally appeared before me Courtney Jacks **a notary public for this county and state,** Jill Neely **who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.**

Notary's Signature

My Commission Expires: 5/7/2024

Notary's Seal (If on paper)

COURTNEY JACKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 5-7-2024