THIS INSTRUMENT WAS PREPARED BY and
PLEASE RETURN TO:

W. AARON FORTNER, PLLC
810 CRESCENT CENTRE DRIVE, SUITE 110
FRANKLIN, TENNESSEE 37067

Karen Johnson Davidson County
Batch# 628265 DEEDQC
05/04/2021 10:30:34 AM 2 pgs
Fees: $12.00 Taxes: $0.00

20210504-0059531

PREPARER'S DISCLAIMER: The acceptance, use, and recording of this document by parties to the document or the parties' agents shall indicate the parties' acceptance of the following terms and their complete and thorough review and approval of the document as drafted: The document prepared is based on information provided by the parties named therein or by the parties' agents. The service requested of and provided by the Preparer is strictly limited to only the preparation of the document in recordable form. No title examination or other inspection or research was requested by the parties or performed by the Preparer of the instrument regarding the subject property. No guarantee or opinion regarding the state of title to the subject property or otherwise is given by the Preparer to the parties or to anyone else. Further, no legal advice, and no tax or accounting or financial advice or service has been requested from or provided by the Preparer regarding the legal, tax, or accounting related significance, effectiveness for a particular purpose, or ramifications regarding the use of the document. The parties must rely on the counsel of their own attorneys or other professional advisors regarding any and all such matters, and should not execute or make use of this document unless or until they have done so.

QUITCLAIM DEED

Address of New Owners:	Send Tax Bills To:	Tax ID No.:
Clinton Kirby Brown 520 NORTON AVENUE NASHVILLE, TN 37207	Owner	071 08 0 177.00

For and in consideration of the sum of no Dollars and no Cents, cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt of which is hereby acknowledged, I, **Mia Christiana Brown, formerly known as Mia Christiana**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Clinton Kirby Brown**, hereinafter called the Grantee, his successors and assigns, all of our right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Lot 98, Plan of Joywood Heights, Section 1, as shown on plat of record in Plat Book 1130, page 91, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Clinton Kirby Brown and Mia Christiana, husband and wife, by Warranty Deed from Jeremy Scott Little and Brandy Leigh Little, husband and wife, filed on 07/31/2019, at Instrument No. 20190731-0075310, Davidson County Register of Deeds. Mia Christiana is now known as Mia Christiana Brown.

This is property commonly known as 520 NORTON AVENUE, NASHVILLE, TN 37207.

Witness my hand, this 14th **day of** April, **2021:**

Mia Christiana Brown, formerly known as
Mia Christiana

STATE OF TENNESSEE

COUNTY OF Davidson

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

Witness my hand and official seal, this 14 day of April, **2021**:

Notary Public

My Commission Expires: 3-7-2023

ROBERT A. MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Mar. 7, 2023
DAVIDSON COUNTY

STATE OF TENNESSEE

COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER IS **$0.00**.

Affiant

SWORN AND SUBSCRIBED TO BEFORE ME, THIS THE 14 DAY OF April, ~~2020~~ 21.

Notary Public

My Commission Expires: 3-7-23

ROBERT A. MULLINS
STATE OF TENNESSEE NOTARY PUBLIC
Exp. Mar. 7, 2023
DAVIDSON COUNTY