THIS INSTRUMENT WAS PREPARED BY:
Jack W. Robinson, Jr.
GULLETT, SANFORD, ROBINSON & MARTIN, PLLC
150 Third Avenue North – Suite 1700
Nashville, Tennessee 37201
(615) 244-4994

Karen Johnson Davidson County
Batch# 820137 DEEDQC
03/11/2022 10:04:30 AM 4 pgs
Fees: $22.00 Taxes: $0.00
20220311-0028423

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer is *NONE*.

Jessica L. Rich
Affiant

Subscribed and sworn to before me this 5th day of October, 2021.

Karen Howard
Notary Public

KAREN HOWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR 3, 2025

My Commission Expires: 3/3/2025

Address New Owner As Follows:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Jessica L. Rich 708 Lynnbrook Road Nashville, Tennessee 37215	SAME	117-1-102

QUITCLAIM DEED

KNOW ALL PERSONS by these presents that for and in consideration of the sum of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **CLYDE L. BROWN**, unmarried ("Grantor"), hereby remises, releases and forever quitclaims unto **JESSICA L. RICH** ("Grantee"), her heirs and assigns, all of his right, title and interest in and to certain real property in Davidson County, Tennessee, being more particularly described as follows:

Being Lot No. 6 on the Plan of Colonial Estates, not of record, described according to a survey made by W. W. Turner Co., Engineers, August 17, 1948, as follows:

Beginning at an iron pin in the easterly margin of Lynnbrook Road at the corner of Lots Nos. 5 and 6, being the northeast corner of property conveyed to Chrystine A. Wilson by deed from Russell of record in Book 3372, page 490, R.O.D.C.T.; thence with the line between said two lots and the northerly line of the Wilson property

North 85° 64' East 510 feet to an iron pin in the west line of Lot No. 2; thence along the line between Lot No. 6 and Lots Nos. 1 and 2 North 4° West 200 feet to an iron pin at the corner of Lots Nos. 6 and 7, being the southeast corner of the property conveyed to J. Fred Hathcock, Jr. by deed of record in Book 1638, page 283, R.O.D.C.T.; thence with the line between said two lots and Hathcock's southerly line South 85° 42' West 484.5 feet to an iron pin in the easterly margin of Lynnbrook Road; thence with said road South 3° 15' West 200 feet to the beginning.

Together with an easement appurtenant thereto as set out in the deed from the C. B. Ragland Company to Hill and wife, of record in Book 1684, page 573, R.O.D.C.T. which reads in part: "There is reserved across the above described property an easement for an opening of a drain pipe in the present stone retaining wall on the north line of Lot No. 5 which is 110 feet, more or less, from the northwest corner of said lot, and also an easement for an 8 inch buried clay pipe drain beginning in the north line of said Lot No. 5, 125 feet, more or less, from the northwest corner thereof, and extending in a southeasterly direction about 200 feet."

Being the same property conveyed to Clyde L. Brown, and wife, Grace Helen Brown, by deed from First American National Bank of Nashville, Co-Executor and Trustee, and Joseph G. Cummings, Co-Executor of the Estate of Evelyn L. Price, deceased, by deed of record in Book 6374, page 154, Register's Office for Davidson County, Tennessee. The said Clyde L. Brown and wife, Grace Helen Brown, subsequently quitclaimed the property to Jack W. Robinson, Sr., Trustee, who thereupon quitclaimed it solely to Grace Helen Brown, all in deed of record as Instrument Number 20060525-0061863, Register's Office for Davidson County, Tennessee. Grace Helen Brown subsequently died on March 29, 2017, whereupon title to the property thereupon vested equally in her two sole heirs, Clyde L. Brown and Jessica L. Rich, as tenants-in-common, as set forth in the Affidavit of Heirship of record as Instrument Number 20220302-0023668, Register's Office for Davidson County, Tennessee.

The legal description is the same as in the previous deed of record.

This is improved property known as 708 Lynnbrook Road, Nashville, Tennessee 37215.

JESSICA L. RICH, ADMINISTRATRIX of the Estate of Grace Helen Brown, deceased, joins in this deed to quitclaim to Grantee – and indeed hereby remises, releases and forever quitclaims unto Grantee, her heirs and assigns – any interest which said Estate may have in and to the subject property. The intestate Estate of Grace Helen Brown is being administered in the Circuit Court for Davidson County, Tennessee (Probate Division) as Case No. 17P-632.

The instrument is given, and the property is quitclaimed, subject to such limitations, restrictions and encumbrances as may affect the premises.

IN WITNESS WHEREOF, this Quitclaim Deed is executed this 5th day of October, 2021, at Nashville, Tennessee.

Clyde L. Brown
CLYDE L. BROWN

Jessica L. Rich
JESSICA L. RICH, ADMINISTRATRIX of the Estate of Grace Helen Brown

By: Jessica L. Rich
Jessica L. Rich,
Attorney-in-Fact
pursuant to recorded
Durable General Power
of Attorney

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JESSICA L. RICH**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument on behalf of Clyde L. Brown, and who further acknowledged that she executed the same as the free act and deed of Clyde L. Brown.

WITNESS my hand, at Nashville, Tennessee, this 5th day of October, 2021.

My Commission Expires: 3/3/2025

Karen Howard
Notary Public

KAREN HOWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2025

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, **JESSICA L. RICH, ADMINISTRATRIX**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is Administratrix of the Estate of Grace Helen Brown and is authorized to execute this instrument on behalf of said Estate.

WITNESS my hand, at Nashville, Tennessee, this 5th day of October, 2021.

My Commission Expires: 3/3/2025

Karen Howard
Notary Public

KAREN HOWARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires MAR. 3, 2025

768011.1

True Copy Certification

I, Jack W. Robinson, Jr., do hereby make oath that I am a licensed attorney and/or the custodian of the original version of the electronic document tendered for registration herewith and that this electronic document is a true and exact copy of the original document executed and authenticated according to law on October 5, 2021.

Affiant Signature

Date: March 3, 2022

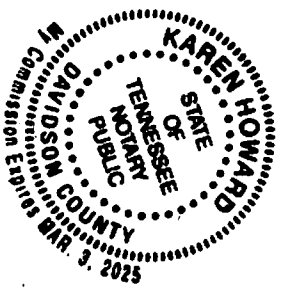
STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Sworn to and subscribed before me this 3rd day of March, 2022.

Karen Howard
Notary's Signature

My Commission Expires: 3-3-2025

Notary's Seal



843948.1