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# 828159 DEEDQC
03/24/2022 01:13:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220324-0034148

This conveyance is exempt from conveyance tax pursuant to Tenn. Code Ann. § 67-4-409(a)(3)(E).

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#:
Paula L. Bourne 3905 Thackery Drive Nashville, TN 37207	New Owner	041-12-0-072.00

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, **Wayne E. Brown, Sr.**, hereinafter called the Grantor, do hereby Quitclaim and convey unto **Paula L. Bourne**, hereinafter called the Grantee, and the Grantee's successors and assigns, all of my right, title, and interest in and to the following described Real Property in **Davidson County**, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being **Lot No. 98**, on the Plan of Bellshire Estates, Section II, Bellshire Estates, of record in Plat Book 2133, Page 111, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Wayne E. Brown, Sr., unmarried, by Warranty Deed from Helen Underwood, unmarried of record on December 27, 2005, at Instrument No. 20051227-0153780, Davidson County Register of Deeds.

This is property commonly known as 3905 Thackery Drive, Nashville, TN 37207.

Witness my hand, this 11th **day of March, 2022:**

Wayne E. Brown, Sr.

STATE OF TN

COUNTY OF Davidson

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

Witness my hand and official seal, this 11 day of **March**, **2022**:

Brooke Formosa
Notary Public

My Commission Expires: 9/6/22

BROOKE FORMOSA
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity
for Electronically Filed Document

I, Lori Warren, 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 3-11-22 (date of document).

Date: 3-16-22

Affiant Signature

State of Tennessee)
)
County of Williamson)

Sworn to and subscribed before me this 16th day of March, 2022.

Notary's Signature

MY COMMISSION EXPIRES: 7-17-22

AMY FREDRICKSON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON