Karen Johnson Davidson County
Batch# 835810 DEEDQC
04/06/2022 03:52:13 PM 2 pgs
Fees: $12.00 Taxes: $0.00
20220406-0040129

This instrument prepared by:
Harlan Dodson
Dodson Parker Behm & Capparella, P.C.
1310 6th Avenue North
Nashville, TN 37208
(615) 254-2291

QUITCLAIM DEED

ADDRESS OF NEW OWNER:	SEND TAX BILL TO:	MAP PARCEL NO.:
Shasta Gail Brown 7455 Plunders Creek Road Dickson, TN 37055	Same	181-10-E-079.00 CO

FOR AND IN CONSIDERATION of the sum of Ten Dollars and NO/100 ($10.00), and other good and valuable considerations, receipt and legal sufficiency of which valuable consideration is hereby acknowledged, **LYNN ANN LANE** (**"Grantor"**) does hereby assign, transfer, convey, and quitclaim any and all of her rights, title and interest in certain real estate in Davidson County, Tennessee, which is described below, unto **SHASTA GAIL BROWN** (**"Grantee"**), and her successors, heirs and assigns. The real estate is described as follows:

> Land in Davidson County, Tennessee, being Lot No. 79 on the Plat of High Point, Phase 1, Section 2, of record in Instrument No. 20110620-0047097 in the Register's Office for Davidson County, Tennessee, to which reference is made for a more complete and accurate description.
>
> Being the same property conveyed to Lynn Ann Lane and Shasta Gail Brown from Lynn Ann Lane and Shasta Gail Brown, as Co-Executors of the Estate of Brian Ashley Swann, by Executors' Quitclaim Deed dated March 9, 2022 and recorded on March 11, 2022 in Instrument No. 20220311-0028799, Register's Office for Davidson County, Tennessee.
>
> Shasta Gail Brown and Shasta Gayle Brown are one and the same person.

The foregoing conveyance is subject to all encumbrances, easements, restrictive covenants and other matters, whether or not of public record, as may affect the above-described property.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The consideration for this conveyance, per T.C.A. 67-4-409(a)(4), is $-0-.

Subscribed and sworn to before me this the 4th day of April, 2022.

Affiant

Notary Public My Commission Expires: 7/9/2022

DIANE J. KRUSE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires July 9, 2022

This is improved property, known as 5122 Ander Drive, Brentwood, TN 37027.

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE DESCRIPTION OF OR STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER, WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION.

WITNESS our hands this the 4th day of April, 2022.

LYNN ANN LANE

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, LYNN ANN LANE, the within named Grantor, with whom I am personally acquainted (or who was identified to me on the basis of satisfactory evidence), and who acknowledged that she executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and seal, at office, this the 4th day of April, 2022.

Notary Public My Commission Expires: 7/9/2022

DIANE J. KRUSE STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON My Comm. Expires July 9, 2022