Karen Johnson Davidson County
Batch# 904516 DEEDQC
08/17/2022 02:40:30 PM 3 pgs
Fees: $17.00 Taxes: $0.00
20220817-0093356

QUITCLAIM DEED

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

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

Affiant

Subscribed and sworn to before me
This 17 day of August, 2022.

William Altus Pryor
Notary Public

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026

My Commission Expires: _____

Address New Owners as:	Tax Bill To:	Map / Parcel
Nancy B. Sparrow **Lytle Brown IV** **1601 Ardenwood Ct,** **Nashville, Tennessee 37215**	**New Owner**	**117 03 0B 013**

This instrument prepared by: Notestine Law Firm, Attorneys at Law, 109 Kenner Avenue, Suite 201, Nashville, Tennessee 37205. Prepared from information furnished by the parties without the benefit of a title examination.

For and in consideration of the sum of One Dollar ($1.00) cash in hand paid, know all persons by these presents, **Nancy B. Sparrow**, (hereinafter referred to as "Grantor") does hereby quitclaim and convey unto **Nancy B. Sparrow and Lytle Brown IV, as tenants in common** (hereinafter referred to as "Grantees"), all of her interest in the following described parcel of real estate located in Davidson County, Tennessee:

Land in Davidson County, Tennessee, being Unit No. A-13 on the Plan of The Villager Condominium Apartments Revised, as of record in Plat Book 5200, Page 201, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Betty M. Brown and Nancy B. Sparrow, as tenants in common with right of survivorship, by Warranty Deed from Eric E. Trenkmann and wife, Mary Trenkmann of record in Instrument No. 20120308-0020324, Register's Office for Davidson County, Tennessee.

Betty M. Brown is deceased and title vested in Nancy B. Sparrow as the sole surviving tenant in common with right of survivorship.

This is improved property known as 2601 Hillsboro Pike, Unit A-13, Nashville, Tennessee 37212.

This is the same legal description found in the last deed of record.

Said property is conveyed subject to such limitations, restrictions, and encumbrances as may affect the premises.

IN WITNESS WHEREOF, the Grantor has caused this Quitclaim Deed to be executed this 17th day of August 2022.

Grantor:

Nancy B Sparrow

Nancy B. Sparrow

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

On this 17 day of August, in the year 2022, before me the undersigned, personally appeared Nancy B. Sparrow, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to this instrument and acknowledged that he executed it.

WITNESS my hand and official seal or stamp, this 17 day of AUGUST, 2022.

Tyler Henry

Notary Public

TYLER HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires: My Commission Expires May 9, 2023

Certificate of Authenticity

I, Robert T. Notestine III, do herby 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 August 17, 2022.

AFFIANT SIGNATURE

8/17/22
Date

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Sworn and subscribed to me on this 17 day of August, 2022.

William Altus Pryor
NOTARY'S SIGNATURE

My Commission Expires: _____

Notary's Seal:

WILLIAM ALTUS PRYOR
STATE OF TENNESSEE NOTARY PUBLIC
HOUSTON COUNTY
My Commission Expires 07-22-2026