Karen Johnson Davidson County
Batch# 904535 DEEDQC
08/17/2022 02:49:30 PM 6 pgs
Fees: $32.00 Taxes: $0.00
20220817-0093380

EXECUTRIX 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 Et Al **1601 Ardenwood Ct,** **Nashville, Tennessee 37215**	**New Owner**	**117 03 0B 084.00** **117 03 0B 133.00** **117 03 0B 078.00** **117 03 0B 007.00** **117 03 0B 111.00** **136 03 0B 065.00**

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, Executrix of The Estate of Lytle Brown III,** (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 the interest of The Estate of Lytle Brown III in the following described parcels of real estate located in Davidson County, Tennessee:

PARCEL 1:

Being Unit F-5 on the plan of The Villager Condominium Apartments, Revised of record in Book 5200, Page 201, Register's Office for Davidson County, Tennessee, which plan and record thereof are incorporated herein and made a part hereof by reference.

Being the same property conveyed to B.A. Marable, by Warranty Deed from Helen B. Jean, of record in Instrument No. 20160902-0092596, said Register's Office for Davidson County, Tennessee.

This is improved property known as 2601 Hillsboro Road, Unit F-5, Nashville, Tennessee 37212.

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

PARCEL 2:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. I-6, Parcel No. 133, of the Villager Condominiums, as of record in Book 5200, Page 201, said Register's Office, to which reference is hereby made for a more complete and accurate description of said unit.

Being the same property conveyed to Lytle Brown and wife, Betty M. Brown, by Warranty Deed from George A. Climer and wife, Melissa M. Climer, of record in Instrument No. 20050810-0094514, said Register's Office for Davidson County, Tennessee.

This is improved property known as 2601 Hillsboro Road, Unit I-6, Nashville, Tennessee 37212.

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

PARCEL 3:

Land in Davidson County, Tennessee, being Unit No. E-15, Parcel No. 78, in a Horizontal Property Regime which is located on the plat of Villager Condominium, of record in Book 5200, Page 201 (revising plat of record in Book 5200, Page 154), Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Nancy B. Sparrow and Betty M. Brown, by Warranty Deed from Wilson Stewart, of record in Instrument No. 20111004-0076655, said Register's Office for Davidson County, Tennessee.

This is improved property known as 2601 Hillsboro Pike, Unit E-15, Nashville, Tennessee 37212.

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

PARCEL 4:

A certain condominium apartment in Davidson County, Tennessee, being Unit No. A-7 on the Plan of Revised, the Villager Condominium Apartments, as of record in Book 5200, page 201, Register's Office for Davidson County, Tennessee, to which said plan and record thereof are incorporated herein and made a part of hereof by reference.

Being the same property conveyed to Lytle Brown, by Warranty Deed from Anna Anbu Siva, unmarried, of record in Instrument No. 20160720-0074841, said Register's Office for Davidson County, Tennessee.

This is improved property known as 2601 Hillsboro Pike, Unit A-7, Nashville, Tennessee 37212.

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

PARCEL 5:

Land in Davidson County, Tennessee, being Unit No. G-16 on the Plan of Villager Condominiums, as of record in Book 5200, Page 154, as revised in Book 5200, Page 201, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

Being the same property conveyed to Lytle Brown, by Warranty Deed from Bobby Joe Morris and wife, Sylvia L. Morris, of record in Book 11494, Page 11, said Register's Office for Davidson County, Tennessee.

This is improved property known as 2601 Hillsboro Pike, Unit G-16, Nashville, Tennessee, 37212.

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

PARCEL 6:

Being Lot Unit 30A on the plan of a Revision of Lots 21-32, 39, and 40, on condominium Site Plan Lots 21-40, Section Five, Priest Lake Forest as of record in Plat Book 6250, Page 49, as amended in Book 9773, Page 172, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Lytle Brown and wife, Betty M. Brown, by Warranty Deed from Nancy B. Sparrow (a/k/a NB Sparrow), of record in Instrument No. 20140530-0046601, said Register's Office for Davidson County, Tennessee.

This is improved property known as 3567 Seneca Forest Drive, Nashville, Tennessee 37217.

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

B.A. Marable a/k/a Betty M. Brown is deceased. She died on April 12, 2020 and was survived by her husband, Lytle Brown III and her children, Nancy B. Sparrow and Lytle Brown IV.

Lytle Brown III is also deceased. He died on September 28, 2021 and was survived by his two children, Nancy B. Sparrow and Lytle Brown IV.

The purpose of this deed is to convey the interest of the Estate of Lytle Brown III to Nancy B. Sparrow and Lytle Brown IV, as tenants in common.

The Last Will and Testament of Lytle Brown III was filed for probate and the Executrix, Nancy B. Sparrow was appointed Executrix on February 24, 2022. This conveyance is being made by her, as Executrix, to carry out the bequests made in the Last Will and Testament of Lytle Brown III.

Said interest 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: The Estate of Lytle Brown III

By: Nancy B Sparrow

Nancy B. Sparrow, Executrix of The Estate of Lytle Brown III

STATE OF TENNESSEE}
COUNTY OF DAVIDSON}

Before me, the undersigned of the state and county mentioned, personally appeared, **Nancy B. Sparrow, Executrix for The Estate of Lytle Brown III,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be **Executrix for The Estate of Lytle Brown III**, and as such **Executrix** acknowledged the she is authorized to execute the foregoing instrument on behalf of **The Estate of Lytle Brown III** the within named bargainor, and that she as such **Executrix,** executed the foregoing instrument for the purpose therein contained, by signing the name **Nancy B. Sparrow, Executrix of The Estate of Lytle Brown III.**

Witness my hand and official seal at Nashville, Tennessee, this 17 **day of** AUGUST **2022.**

Notary Public

My Commission Expires: My Commission Expires May 9, 2023

TYLER HENRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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